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san francisco housing authority

physical needs assessment
final report - 6.15.02

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PHYSICAL NEEDS ASSESSMENT

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1. EXECUTIVE SUMMARY

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San Francisco Housing Authority
Physical and Management Needs Assessment

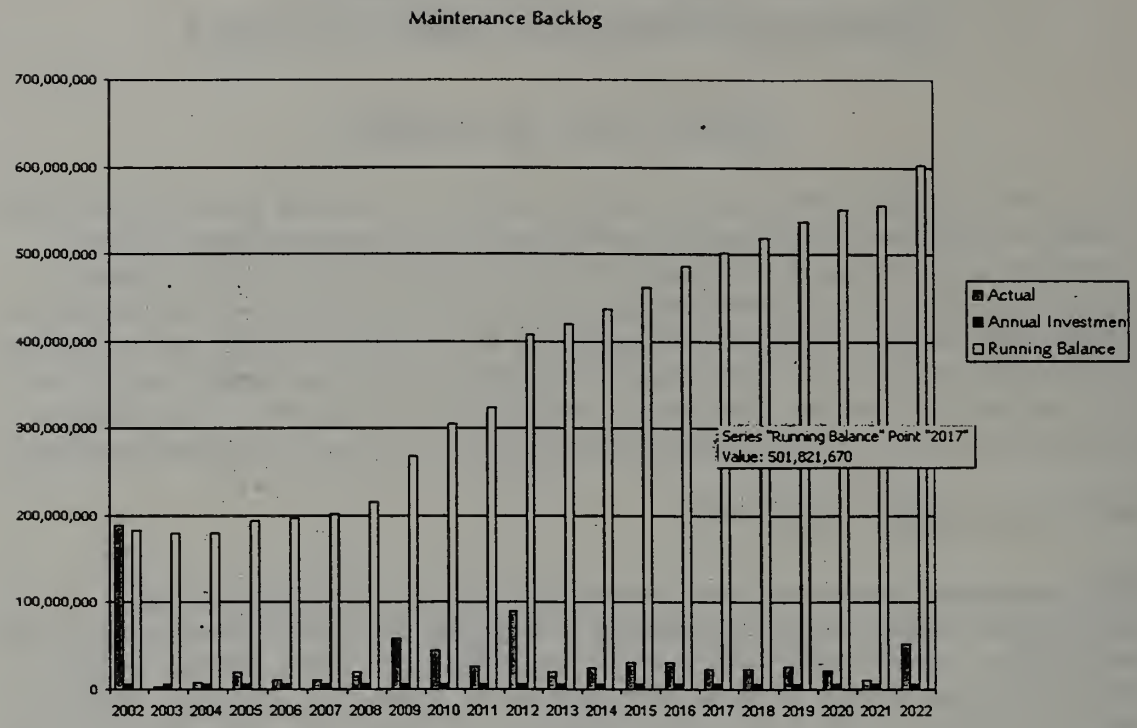
EXECUTIVE SUMMARY

The San Francisco Housing Authority's (SFHA) mission is to provide for over 12,000 public housing residents and 13,000 Section 8 participants and to serve the lowest income households of any private or non-profit housing developer in the City. The Authority's primary goal is to improve housing and economic opportunities for these residents and to maintain high standards of property management, fiscal management and service delivery. The Authority will continue to coordinate and collaborate with other public and private entities in the City to achieve these goals. To assist SFHA in the pursuit of its objectives, a comprehensive physical and management assessment of the agency has been completed.

PHYSICAL NEEDS ASSESSMENT

What was found. Inspections were conducted at 42 of SFHA's public housing communities. Only developments recently redeveloped or currently funded for a complete revitalization were omitted from this review. In addition, key SFHA staff and residents were interviewed to enhance this inspection process. This review identified a backlog of immediate physical needs totaling $195,000,000. In addition, it was determined that an average of $26,600,000 each year in additional physical deterioration will occur in SFHA communities. Over the next 30 years, SFHA will require a total of $798,000,000 to comprehensively address all of the physical problems that currently exist or will accrue during this period.

Challenges. With a Capital Fund allocation from HUD of less that $16,000,000 each year, SFHA will never be able to fully address these needs through the Capital Fund Program alone. As this funding is also needed to support SFHA operations, management improvements and administrative costs, the $16 million is not entirely available to address the physical problems present in SFHA communities. In addition, the extent of the physical problems and the inappropriateness of existing site plans and building designs at eight of SFHA's developments would make extensive repairs at these communities an ineffective long term strategy.



Despite the seriousness of these factors, SFHA is committed to preserve every deteriorated low-income unit it manages, either through rehabilitation or replacement. The serious shortage of affordable housing opportunities within the City mandates that the number of very low-income units not be reduced. In fact, SFHA has established an agency goal of pursuing every opportunity to increase the availability of such units in San Francisco.

Opportunities. Although the challenges outlined above seem daunting, SFHA is blessed with several significant assets. First, SFHA's developments are located throughout San Francisco on very valuable sites, many with views of San Francisco Bay. Many of SFHA's most distressed developments have unit densities far below the level appropriate for their locations. The combination of valuable locations and the potential for increasing housing densities makes these communities prime candidates for private partnerships and investment.

SFHA has also established an effective model for addressing its most distressed developments without utilizing the limited funding available through HUD's Capital Fund. Both on its own and in partnership with the private sector, SFHA has utilized HUD's Development and Redevelopment Programs to revitalize five of these complexes into new and safe housing communities that blend successfully with their surrounding neighborhoods. Two additional developments will soon also be redeveloped. Although competition is intense for HUD's limited redevelopment funding, the HOPE VI Program and other potential future HUD funding opportunities could provide needed resources to SFHA to continue its redevelopment successes. In addition, with valuable land and the potential for increasing the number of affordable housing units at many of these sites, redevelopment without direct HUD funding is a possibility.

HAYES VALLEY AFTER

Recommended Strategies. In 1991, a similar physical needs assessment identified the SFHA backlog of then immediate physical needs at $210,000,000, in today's dollars. An anticipated annual accrual of $15,000,000 in additional needs was also projected. Only the redevelopment of the Authority's most distressed communities has prevented today's costs from reaching catastrophic levels. In addition to stabilizing the backlog of physical needs through redevelopment, SFHA has also replaced failed housing projects with new vibrant and successful communities. This model, if repeated at the remaining distressed communities, could help SFHA cut deeply into the current backlog of physical needs and slow down the accrual of additional physical problems.

It must be noted that even if SFHA is successful in aggressively redeveloping its remaining severely distressed communities, at current Capital Fund allocation levels, SFHA will still not be able to fully address all of the current and accruing needs at its remaining communities. Unless Congress and HUD recognize the full extent of public housing capital needs nationally and fund housing authorities at more reasonable levels, SFHA will only be able to address its most serious and urgent physical problems.

Based on the above analysis, it is recommended that SFHA adopt a three-pronged approach to addressing the physical problems present in its public housing communities. SFHA should continue to aggressively pursue funding and partnerships to redevelop its remaining distressed developments; SFHA should only utilize limited Capital Funding to stabilize these developments until they can be rehabilitated; and SFHA should target the majority of its Capital Funding to address the most serious and urgent physical problems at those developments that can succeed without redevelopment.

Strategy One: Aggressively Pursue Redevelopment Opportunities: SFHA has already identified several of its developments as potential HOPE VI redevelopment funding candidates. Physical assessments of these communities support their selection for redevelopment. In addition, physical and design assessments suggest that several additional developments should also be revitalized.

Four of these communities, Hunters View, Westbrook, Hunters Point A and Alice Griffith are located in the Hunter's Point and Double Rock areas in the Southeast corner of the City. Transformation of these distressed communities would have a revitalizing effect in these neighborhoods and therefore should not only be a SFHA priority but also a City priority.

To maximize its competitive position, it is strongly recommended that the City and SFHA jointly develop a vision for these neighborhoods and then pursue HOPE VI funding for each of these developments until they are funded.

In addition to the communities noted above, five other projects should be targeted for redevelopment. These properties, Potrero Terrace, Potrero Annex, Sunnydale, Valesco and Westside Courts have chronic design flaws, increased unit density potential and significant physical problems. It is strongly recommended that redevelopment master plans be created for each of these developments to confirm their redevelopment potential and private sector partnership possibilities. The Authority will then be in a position to promptly pursue both public and private sector redevelopment opportunities when they arise.

Strategy Two: Stabilize Developments Targeted for Redevelopment. Comprehensive repairs to the nine communities requiring redevelopment would divert SFHA's limited Capital Funding to repairs that that would have a limited effect over the long term. However, as long as households are living in these communities, they must remain safe, sanitary and in reasonably good repair. In addition, existing physical problems that contribute to abnormally high and ongoing maintenance expenses should also be addressed to preserve SFHA's limited operating funds. It is therefore recommended that limited funding be assigned to these distressed communities until they can be completely revitalized. This limited funding must only be used to ensure that these developments remain safe, operational and not a financial drain on SFHA.

Strategy Three: Target Capital Funding on Activities that will Provide for the Health and Safety of SFHA Residents and the Long Term Viability of SFHA's Successful Communities. With excessive needs and limited funding, SFHA must establish and honor clear funding priorities that will enable the Authority to protect its residents and preserve its sustainable assets. Fortunately, only a limited number of physical problems were identified that pose serious immediate hazards for either residents or employees. Many of these items have already been identified by the Authority and have been scheduled for attention. In addition, many of the most serious physical problems that threaten the integrity of SFHA's structures, such as leaking roofs and windows, were addressed with a recent allocation of Emergency Capital Funds.

Even though many of the urgent problems have been or are currently being addressed, a massive level of serious physical problems remains. To ensure that the most important of these physical conditions are effectively addressed, the following funding priorities have been adopted and are reflected in the Five Year Capital Plan that is included in this Report:

Priority 1. The highest priority will continue to be life safety improvements. These activities include modifications necessary to comply with codes and laws, repairs and upgrades to fire safety systems and the removal of hazardous conditions.

Priority 2. The next highest priority will involve the correction of physical problems that impact on the health of residents or undermine the integrity of SFHA's viable structures. These activities include the correction of building leaks to prevent structural damage and upgrades to poor performing ventilation, emergency generator and intercom systems.

Priority 3. Following life safety and building integrity improvements, the next priority will include activities that will result in a significant reduction in ongoing

SFHA maintenance costs. These activities include improvements to chronically malfunctioning elevator, plumbing and electrical systems. As these systems often are extremely costly to fully address, when appropriate, work will be phased so that the most serious elements of such systems can be addressed while allowing other important work to proceed.

Priority 4. To prevent serious and costly future damage to sustainable SFHA properties, priority will be given to budgeting the replacement of critical items when they have reached the end of their useful lifespan.

Priority 5. To maximize efficiency and prevent continuing disruption to residents, rehabilitation work items at sustainable developments will be pursued concurrently whenever it is appropriate.

Strategies

Preservation

Alemany
JFK Towers
Rosa Parks
Woodside Gardens
Mission Dolores
990 Pacific
1750 McAllister
3580 18th Street
Clementina Towers
1880 Pine
350 Ellis
666 Ellis
345 Arguello
462 Duboce
25 Sanchez
1760 Bush
4101 Noriega
363 Noe
Great Highway
2698 California
227 Bay
491 31st Avenue
939 Eddy
430 Turk
San Jule
Robert Pitts

Modernize

Ping Yuen
Ping Yuen North
Holly Courts
200 Randolph

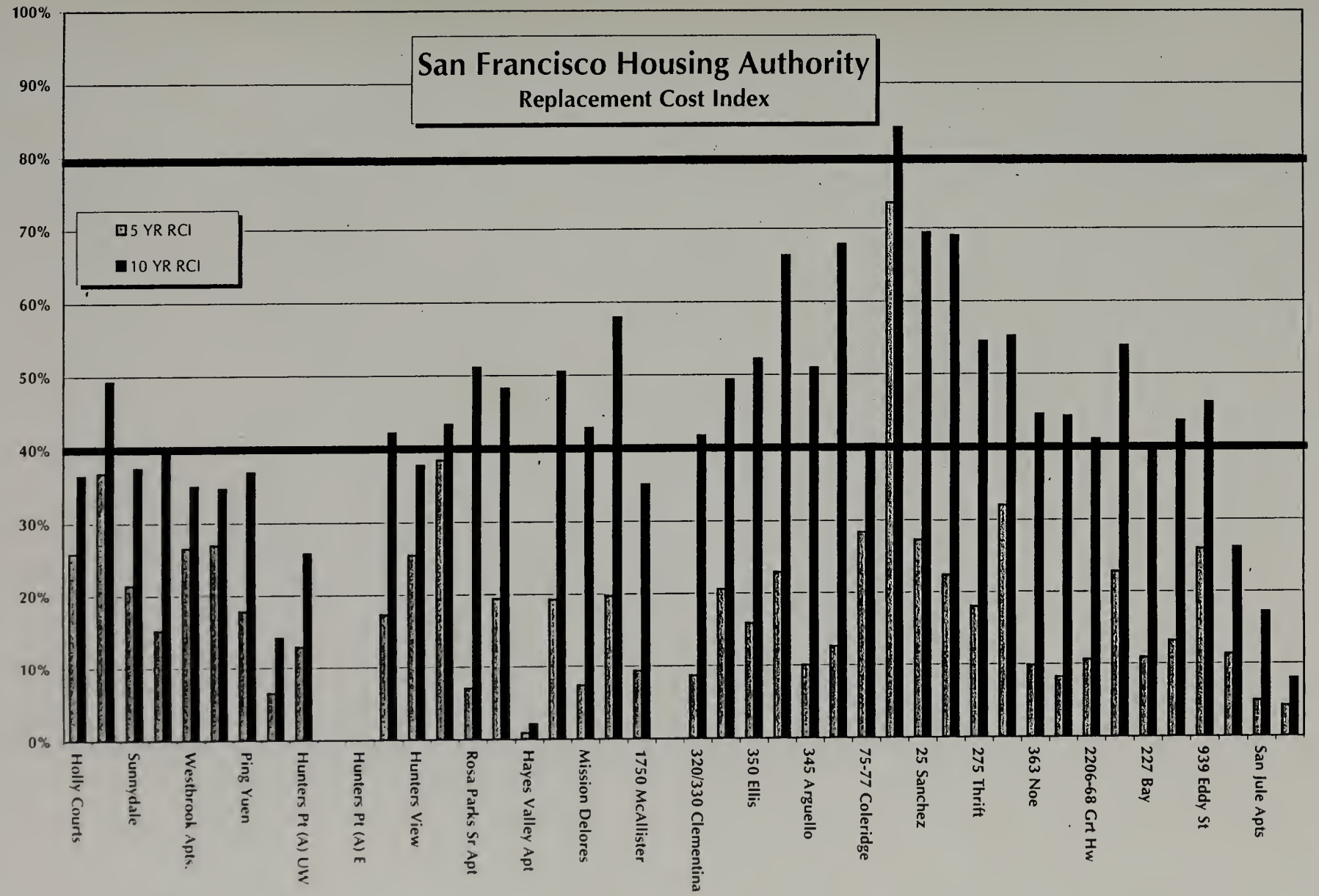
Stabilize & Redevelop

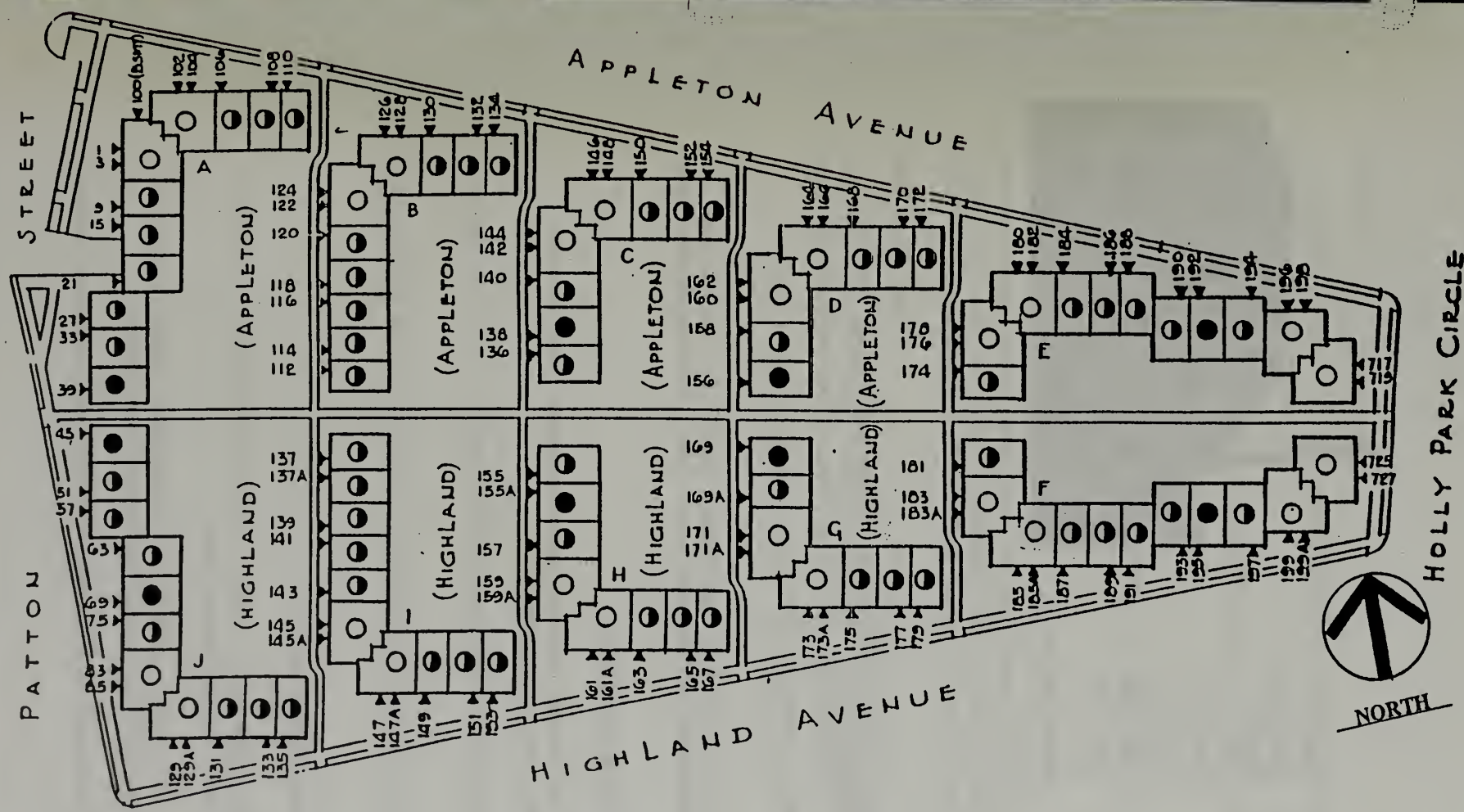
Hunter's View
Hunter's Point A
Alice Griffith
Westbrook
Westside Courts
Potrero Annex
Potrero Terrace
Sunnydale
Velasco

Disposition

75 - 77 Coleridge
101 -103 Lundy's Lane
275 Thrift

* Developments in blue can support additional units.


San Francisco Housing Authority
Replacement Cost Index
5 YR RCI
10 YR RCI
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
Holly Courts
Sunnydale
Westbrook Apts.
Ping Yuen
Hunters Pt (A) UW
Hunters Pt (A) E
Hunters View
Rosa Parks Sr Apt
Hayes Valley Apt
Mission Delores
1750 McAllister
320/330 Clementina
350 Ellis
345 Arguello
75-77 Coleridge
25 Sanchez
275 Thrift
363 Noe
2206-68 Grt Hw
227 Bay
939 Eddy St
San Jule Apts



LEGEND	UNIT DISTRIBUTION
▶ ENTRANCE & MAIL BOX LOC.	0 - BR _____
0 - Bedroom Apartment	1 - BR 48
1 - Bedroom Apartment	2 - BR 60
2 - Bedroom Apartment	3 - BR 10
3 - Bedroom Apartment	4 - BR _____
4 - Bedroom Apartment	5 - BR _____
5 - Bedroom Apartment	TOTAL 118

	CAL 1-1 HOLLY COURTS	REV.
	ADDRESS MAP	8-25-92
	HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	

CAL 1-1: Holly Courts

EIOP:	1940
Development Type:	Townhouse
Occupancy Type:	Family
Number of units:	118
	Family: 118
	Elderly: 0
Bedroom Distribution:	1 Bdr. (40)
	2 Bdr. (60)
	3 Bdr. (18)
Number of buildings:	10
Structure Type:	Reinforced Concrete
Year constructed:	1940

Site Description

Holly Courts occupies a wedge-shaped city block between Appleton and Highland Avenues and between Patton Street and Holly Park Circle.

The community spaces and office are located in the "A" building at the corner of Patton and Appleton.

Landscaping at Holly Courts consists of private backyards, courtyards formed by the building configurations, concrete pedestrian paths, and small grass areas mostly in the fronts of the buildings.

Building Envelope and Public Spaces Description

Constructed entirely of reinforced concrete, the original structure and walls are still in sound condition. There are no apparent cracks or settlement.

The roofs are low slope in configuration, draining to exterior downspouts. All roofs were replaced in 1999.

The public rooms are in fair condition, although some of the finishes are more than 60 years old and should be upgraded.

Mechanical and Electrical Systems Description

All systems at Holly Courts appear to be original with the exception of the electrical system and the storage tanks for domestic hot water in the mechanical room.

Most units are heated by gas-fired wall furnaces located in the living room. Some units have newer forced air gas furnaces located in a closet with metal ducts serving individual rooms.

The electrical panels are the circuit breaker type located in the mechanical room of each building.

Unit Interiors

The unit finishes consist of painted concrete ceilings on the first floor, plaster ceilings on the second floor, and plaster wall finishes.

The floor covering is resilient tile, with some sheet vinyl installed in bathrooms.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be replaced. There is asbestos pipe insulation that also needs to be replaced.

Summary of Issues

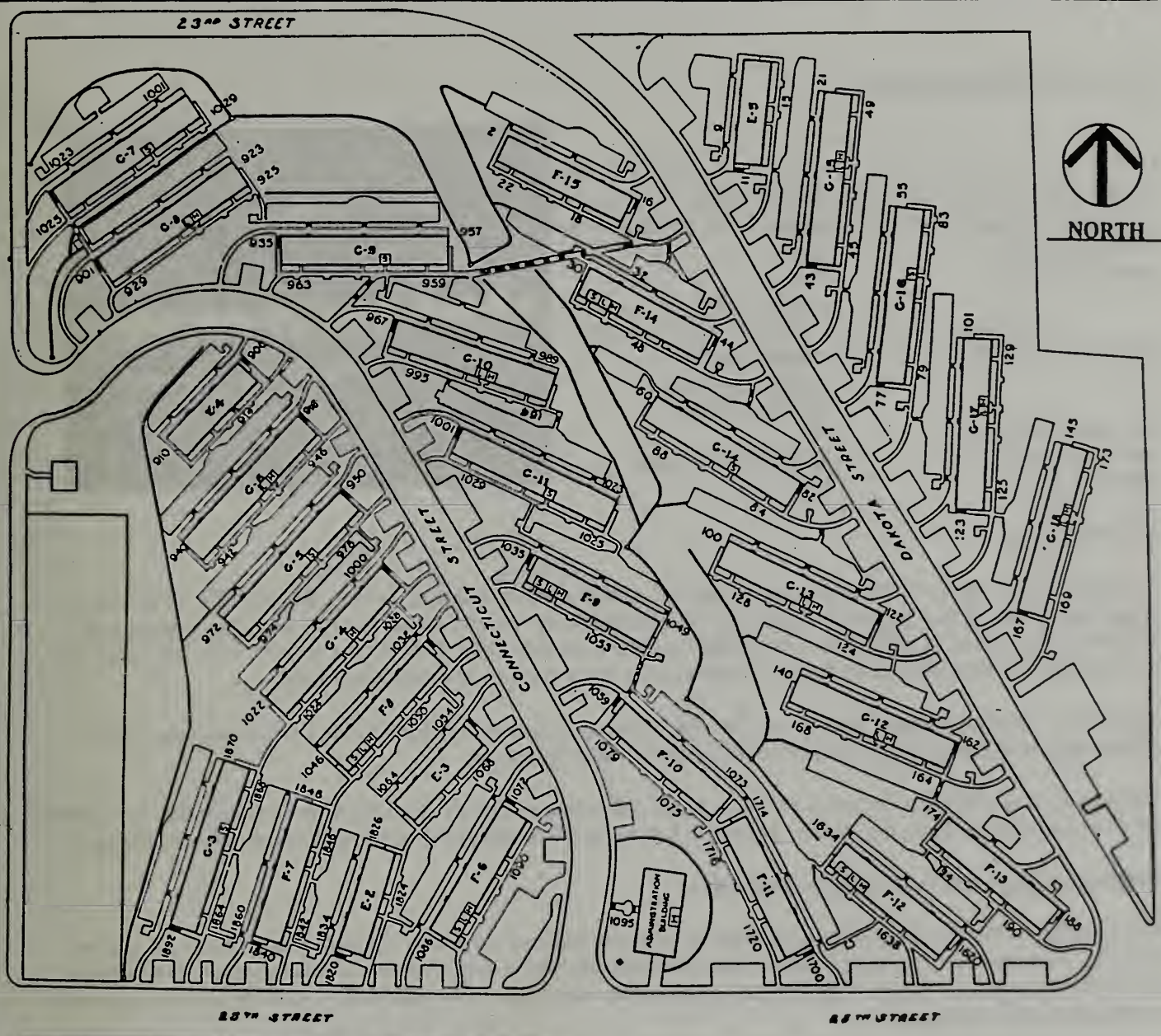
The power wiring, electrical panels and wiring are in need of replacement. Boiler and boiler room equipment are at the end of their life cycle and need replacement. The hot and cold water distribution lines are corroded. The windows are deteriorating and need to be replaced.

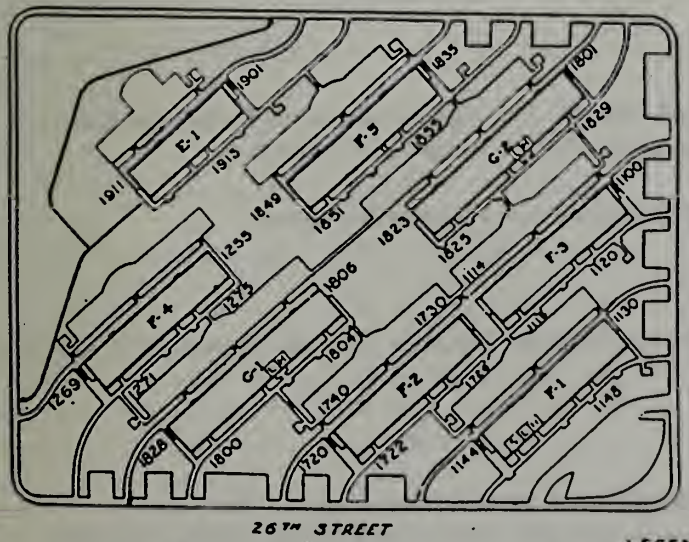
Handicap Accessibility

Currently there are 2 accessible units. Four units can be accessible after the installation of ramps. Access upgrades to the common spaces are funding in the 2000 CFP.

Site		Repair Cost	Comment
001 - HOLLY COURTS			**1-1**
1020	LANDSCAPED AREAS	81,165	Reseed approximately 40% of the landscaped areas.
1060	PAVED WALKS/SURFACES - ASPHALT	13,914	Repair and reseal cracks and damaged areas.
1061	PAVED WALKS/SURFACES - CONCRETE	247,030	Repair cracks and broken concrete.
1080	PLAYGROUND AREAS	5,083	Replace one damaged playground area.
1090	PLAYGROUND EQUIPMENT	16,015	Replace damaged playground equipment.
1132	BASKETBALL BACKSTOP	17,200	The basketball backstops are beyond repair and need to be replaced.
1180	FENCING - CHAIN LINK	16,353	Replace the damaged chain link fencing throughout the site.
1200	DRAINAGE - UNDERGROUND	64,208	The drainage lines need to be replaced per SFHA staff.
1260	WATER LINES	18,065	Replace water lines to buildings to meet current needs.
1290	SANITARY LINES	19,728	Replace the sanitary lines due to settling and relocate.
2051	MASONRY WALLS	16,017	Building needs to be painted.
2150	SMALL WINDOWS (<15)	57,519	Approximately 50% of the windows are broken and need to be replaced.
2151	MEDIUM WINDOWS (15>30 SF)	359,370	Approximately 50% of the windows are broken and need to be replaced.
2152	LARGE WINDOWS (>30)	70,686	Approximately 50% of the windows are broken and need to be replaced.
2160	WINDOW SECURITY SCREENS	743	Replace rusted window security screens.
2171	WOOD DOORS	50,281	Replace or repair about 60% of the damaged exterior wood doors.
2174	STORM / SCREEN DOORS	3,977	Replace rusted and damaged screen doors.
2190	EXTERIOR STAIRS - CONCRETE	30,042	Repair damaged steps to buildings.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	60,835	Upgrade site lighting to meet current needs.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	357,470	Replace old and corroded galvanized water piping.
3110	BRANCH PANEL	57,451	Replace distribution panels on Appleton side of development to meet current needs.
3120	POWER WIRING	192,192	Replace electrical wiring on Appleton side of development to meet current needs.
3320	ABATE ASBESTOS PIPE INSULATION	255,336	Per Mechanical Solutions study dated 4/02.
3330	HOT WATER GENERATION	134,025	Replace hot water generation boilers to meet current needs.
4011	WALL SURFACE - GWB	10,460	Replace damaged wall surfaces.
4033	RESILIENT FLOORING	22,436	Replace worn and damaged resilient flooring. There is also asbestos tile to be abated and replaced with resilient flooring.
4070	CASEWORK	165,120	Replace damaged casework in various units.
4100	PLUMBING FIXTURES	62,963	Replace old and worn out plumbing fixtures.
4190	WINDOW SHADE DEVICES	2,901	Replace damaged window shades in some units.
4230	ELECTRICAL PANEL & WIRING	425,559	Replace wiring in building on Appleton side of development to meet current needs.
4240	REFRIGERATOR	14,400	Replace refrigerators that are old and not functioning properly.
4241	RANGE/HOOD	43,500	Replace range and hood in various units that are old and not functioning properly.
	HOLLY COURTS Totals:	**2,892,043**	

2. INDIVIDUAL DEVELOPMENT REPORTS





LEGEND

STORAGE ROOMS (LARGE) S
HEATER ROOMS ..... H
LAUNDRIES L

GRAPHIC SCALE IN FEET

SCHEDULE OF DWELLING UNITS TYPE E-F & G BUILDINGS.

BUILDING TYPE & NUMBER	TYPE UNITS PER BLDG.	TOTALS	TOTALS PER TYPE UNITS.
E 1 thru 5 Inc.	2	10	20
F 1-6-9-11-12-14	2	10	20
F 1-3-4-5-7-10 11-13-15-16	3	11	33
G 1-2-3-4 5-6-7-8-9-10	1	10	10
G-4	1	15	15
G 2-5-7-9-11 14 & 16	1	15	15
TOTAL No. OF BUILDINGS.		36	36
" " " DWELLING UNITS		467	467
" " " ROOMS.		2546	2546

UNIT DISTRIBUTION	CAL 1-2 POTRERO TERRACE	REV.
0-BR 0	ADDRESS MAP	10-92
1-BR 27		
2-BR 387		
3-BR 55		
4-BR 0		
5-BR 0	HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	
TOTAL 469		

CAL 1-2: Potrero Terrace

EIOP:	1942
Development Type:	Walk-up
Occupancy Type:	Family
Number of units:	469
	Family: 469
	Elderly: 0
Bedroom Distribution:	1 Bedroom: (27)
	2 Bedroom: (387)
	3 Bedroom: (55)
Number of Buildings:	39
Structure Type:	Reinforced Concrete
Year constructed:	1941

Site Description

The buildings of Potrero Terrace are long, rectilinear, and situated on a steeply terraced hillside. The large site is roughly divided into four sections. Three sections are created by two city streets that run down the hillside, and another section below separated by a street that runs along the side of the hill. Access to units is via sidewalks that run the length of the buildings to the street, and exterior stairs at the ends of some buildings.

The laundry rooms have been abandoned; the only community spaces at Potrero Terrace are now located in the Administration Building which houses the office and community spaces.

The landscaping at Potrero Terrace is primarily grass, with some shrubbery. Parking on the site is in the form of head-on small parking lots along the streets. Sidewalks run along the length of the buildings from the street to the units.

Building Envelope and Public Spaces Description

The buildings at Potrero Terrace are composed of concrete masonry walls with concrete floors. Roofs are pitched with clay tiles that were replaced in 2001. Exterior walkways on the second floors run the length of each building and were designed as a means of emergency egress as the only access is by windows. Dwelling units are accessed directly from site walkways.

Mechanical and Electrical Systems Description

Heating is supplied to the units via boilers that service multiple buildings. These boilers also provide domestic hot water to the units. There are no ventilation systems in the units to circulate air and prevent mildew.

Overhead wires and transformers that are owned by the Housing Authority provide electrical power.

Unit Interiors

The unit finishes consist of painted concrete ceilings and plaster wall finishes. The floor covering is resilient tile with sheet vinyl on some interior stairs.

Apparent Safety Problems:

There is no system installed for ventilation above the range. The site steps are broken and unsafe. There are no handrails on the steps. There is vinyl asbestos tile present that will eventually need to be replaced. There is asbestos pipe insulation that also needs to be replaced.

Summary of Issues

The electrical systems are old and need replacement. Boiler and boiler room equipment are at the end of their life cycle and need replacement. The retaining walls are cracked and broken and in need of repair. The window sashes are worn out and need to be replaced. The overhead electrical distribution is inadequate and should be replaced.

Handicap Accessibility

Currently there are 5 accessible units. Access upgrades to the common spaces are funding in the 2000 CFP.

Site		Repair Cost	Comment
002 - POTRERO TERRACE			**1-2**
1020	LANDSCAPED AREAS	224,333	Grounds in good condition w/some worn areas requiring reseeding or replanting in selected areas.
1050	PAVED VEHICLE SURFACES - ASPHALT	64,177	Replace 100% of the sub base structure and asphalt surface.
1051	PAVED VEHICLE SURFACES - CONCRETE	56,780	The paved vehicle surface is cracked and needs to be sealed.
1061	PAVED WALKS/SURFACES - CONCRETE	84,246	Repair cracked, settled and broken concrete pedestrian walkways.
1080	PLAYGROUND AREAS	10,098	Playground area is extremely worn with weeds growing through the protective surface. Replace playground surfaces.
1090	PLAYGROUND EQUIPMENT	16,177	Playground equipment is beyond repair. Replace the playground equipment.
1100	STEPS / RAMPS	397,462	Steps are unsafe because of broken concrete and no hand rails. Replace or repair the steps and handrails.
1180	FENCING - CHAIN LINK	144,105	Poles are missing in fence. Fence is hanging with a lot of holes cut inside structure of fence. Replace chain link fencing.
1190	RETAINING WALLS	116,111	Some of the retaining walls are cracked and broken. Repair damaged areas.
1230	OVERHEAD ELECTRICAL DISTRIBUTION	337,260	Overhead electrical service is inadequate and needs to be replaced to meet current needs.
2150	SMALL WINDOWS (<15)	286,101	Replace broken damaged and boarded up windows. Most wooden sashes are worn out and need to be replaced. Some are leaking causing interior damage.
2151	MEDIUM WINDOWS (15>30 SF)	2,427,084	Replace broken, damaged and boarded up windows. Most wooden sashes are worn out and need to be replaced. Some are leaking causing interior damage.
2160	WINDOW SECURITY SCREENS	6,713	Several of the security screens are damaged and need to be replaced.
2180	EXTERIOR COVERED AREAS	7,021	Some porch covers are breaking and creating a safety hazard. Replace the damaged canopies.
2190	EXTERIOR STAIRS - CONCRETE	39,100	Repair or replace broken steps leading into some apartments.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	1,752	Repair broken light fixtures. Additionally, there is inadequate lighting on site. Site lighting should be upgraded to meet current needs.
3010	HEATING RISERS - PIPING	3,611,855	Replace old boiler piping throughout development to meet current needs.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	1,872,814	Replace rusted galvanized water piping throughout entire site.
3050	SANITARY DISTRIBUTION - CAST IRON	492,194	per Mechanical Solutions study dated 4/02.
3100	SWITCHGEAR	2,006,586	Replace entire electrical system. System frequently overloaded due to inadequate service and wiring. Replace transformer, mains distribution panels and wiring to meet current needs.
3110	BRANCH PANEL	601,976	Replace entire electrical system. System frequently overloaded due to inadequate service and wiring. Replace transformer, mains distribution panels and wiring to meet current needs.
3120	POWER WIRING	2,675,448	Replace entire electrical system. System frequently overloaded due to inadequate service and wiring. Replace transformer, mains distribution panels and wiring to meet current needs..
3270	BOILERS - HOT WATER #1	4,038,221	Replace old boiler room equipment at the time of system replacement.

Site		Repair Cost	Comment
002 - POTRERO TERRACE			**1-2**
3290	BOILER ROOM EQUIPMENT	1,173,664	The boiler room equipment needs to be replaced to meet current needs.
3300	BOILER ROOM CONTROLS	118,931	Replace boiler controls atboiler replacement.
3310	BOILER ROOM PIPING	469,466	Replace boiler room piping to meet current needs.
3320	ABATE ASBESTOS PIPE INSULATION	1,337,724	per Mechanical Solutions study dated 4/02.
4011	WALL SURFACE - GWB	2,116	Repair damaged gypboard surfaces that are rotting and contain mold and mildew.
4023	CEILING SURFACES - GWP	2,394	Repair water damaged ceiling surfaces.
4034	CERAMIC TILE	200	The tile in the restroom of the Administration building needs some minor repairs.
4040	DOORS & FRAMES	5,760	Replace damaged or missing interior doors and frames.
4070	CASEWORK	138,976	Replace damaged casework.
4090	TOILET ACCESSORIES	100	Replace missing toilet accessories.
4100	PLUMBING FIXTURES	1,725	Replace some of the old plumbing fixtures that can no longer be repaired.
4190	WINDOW SHADE DEVICES	454	Replace damaged or missing window shades.
4210	LIGHTING FIXTURES	1,142	Several units have lighting fixtures that are inoperable and need to be replaced.
4230	ELECTRICAL PANEL & WIRING	761,890	Replace unit wiring. Inadequate service causes frequent break downs and overloads.
4240	REFRIGERATOR	6,600	Replace damaged refrigerators.
4241	RANGE/HOOD	11,250	Replace old stoves that are not working and beyond repair.
	POTRERO TERRACE Totals:	**23,550,006**	

BLDG TYPE	NO. BLDGS	0-BR	1-BR	2-BR	3-BR	4-BR	TOTAL
A	4		8				32
B	1		11				11
C	5					3	15
D	7			3	1		28
E	43			6	2		340
F	24			10	2		288
*ALB	1		6				6
*ALB	1	5	2	5			12
	1		7		2		9
	1		9		1		10
	2		6		1		14
							767

* PART OF CAL 1-18(7) - SITE A

UNIT DISTRIBUTION	CAL 1-3 SUNNYDALE	REV.
0-BR 0	ADDRESS MAP	10-92
1-BR 71		
2-BR 531		
3-BR 150		
4-BR 15	HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	
5-BR 0		
TOTAL 767		

CAL 1-3: Sunnydale

EIOP:	
Development type:	Townhouse
Occupancy type:	Family
Number of units:	767
	Family: 767
	Elderly: 0
Bedroom Distribution:	One bedroom: 71
	Two bedroom: 531
	Three bedroom: 150
	Four bedroom: 15
Number of buildings:	91
Structure type:	Concrete
Year constructed:	

Site Description

The Sunnydale housing development is located at 1654 Sunnydale Avenue. The development consists of six different building types totaling 91 buildings. The overall site is organized by five main streets defining six blocks.

The landscaping consists of grass lawns with play areas. The site is not irrigated except for the front of the administration building. Thirteen asphalt parking lots are scattered throughout the site for off-street parking.

Building Envelope and Public Spaces Description

The buildings at Sunnydale are painted concrete-masonry construction with furred-out walls on the interior. Exterior windows are single-pane metal, while the doors are a mixture of metal and wood. The gabled roofs of the two-story buildings are sheathed with clay tile shingles. All units have an exterior entrance. An administration building with community center, childcare, and police department is located at the corner of Sunnydale Avenue and Santos Street.

Mechanical and Electrical Systems Description

Units are heated by force-air gas furnaces that only serve the ground floor. Hot water heaters and circuit breaker panels are located in each unit. A washing machine connection was observed; however, no dryer connections were found.

Unit Interiors

Interior finishes consist of gypsum wallboard walls, and a mixture of unfinished ceilings and gypsum wallboard ceilings. The flooring in the units is resilient tile. Asbestos tile was observed in some of the residences.

Apparent Safety Problems

The emergency generator is dysfunctional and is in need of replacement. The playground equipment is broken or vandalized and is a safety hazard for the children. There is vinyl asbestos tile present which will eventually need to be removed. The smoke detectors in some of the units are missing or dysfunctional and need to be replaced. There are interior window bars that need to have breakaway hardware as a means of egress.

Summary of Issues

Boiler and boiler room equipment are at the end of their life cycle and need replacement. The power wiring should be replaced. The galvanized hot and cold water distribution lines are corroded and should be replaced. The sanitary lines need to be replaced. The windows need to be replaced.

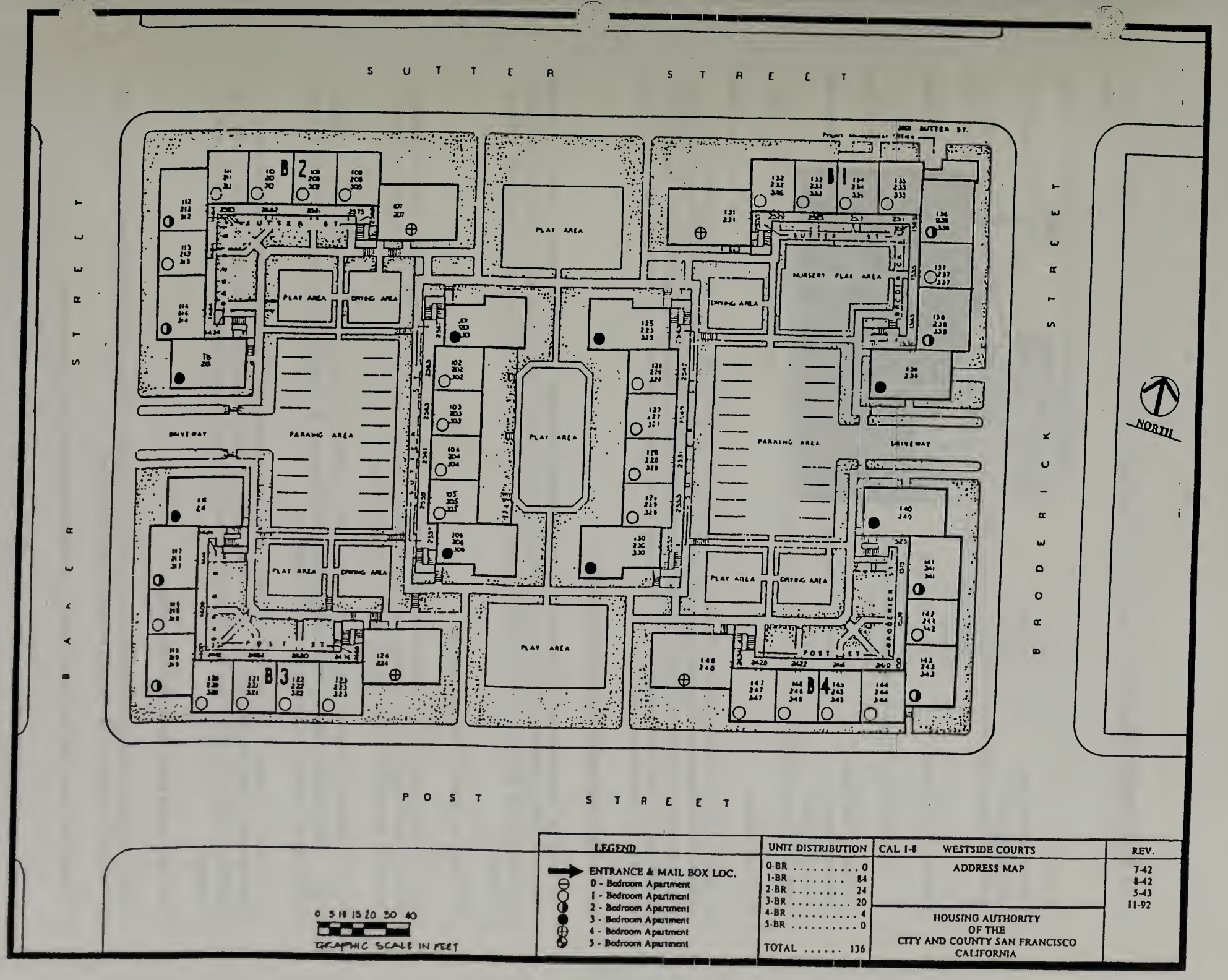
Handicap Accessibility

Currently there are 15 accessible units. Three units are pending ramp installation. The common spaces have the entry, assembly area, restrooms, drinking fountain and route accessible.

A new center is under construction that will be fully accessible. The Woo Yee freestanding child care center is fully accessible. The 2002 MOCD allows funding for the State Pre-School access upgrade.

Site		Repair Cost	Comment
003 - SUNNYDALE			**1-3**
1020	LANDSCAPED AREAS	5,044,501	Landscape areas have no proper irrigation system, therefore areas are bald and eroded. The area need to be reseeded.
1030	IRRIGATION SYSTEM	3,427,387	The irrigation system is not functioning properly and should be replaced.
1050	PAVED VEHICLE SURFACES - ASPHALT	615,604	Major settlement of vehicle surface is observed. The vehicle surface needs to be replaced.
1061	PAVED WALKS/SURFACES - CONCRETE	621,749	Major settlement of walking surface is observed. Replace 80% of the surface.
1070	CURBING -CONCRETE	64,152	Concrete curbs are cracked and falling apart. Approximately 60% should be replaced.
1080	PLAYGROUND AREAS	21,757	Playground area is beyond repair. Replace playground area.
1090	PLAYGROUND EQUIPMENT	113,240	The playground equipment is damaged and needs to be replaced.
1132	BASKETBALL BACKSTOP	8,600	100% of the basketball backstops need to be replaced.
1170	SITE FURNITURE	11,250	40% of the site furniture is broken and needs replacement.
1180	FENCING - CHAIN LINK	38,886	100% of the chain link fencing is rusted out and has structural posts missing. All of the chain link fencing needs to be replaced.
1290	SANITARY LINES	315,956	Approximately 50% of the sanitary lines need to be upgraded to meet current needs.
1330	SITE SIGNAGE	197	Half of the site signage needs repair. Ceramic tiles at signage are broken and need to be replaced.
2051	MASONRY WALLS	2,490	There are holes in the walls of building 0327 and 0328. The walls need to be repaired and sealed.
2052	PLASTER WALLS	529	There are holes in the walls of building 0328 that need to be repaired and sealed.
2141	ROOF DRAINAGE - EXTERIOR	3,232	The exterior roof drainage at building 0328 is missing and needs to be replaced.
2150	SMALL WINDOWS (<15)	2,001,397	In general, there are gaps between frame & masonry, leaving space for dirt or water to enter. The windows all need to be replaced.
2170	METAL DOORS	21,550	There are many metal doors throughout the buildings that are old and rusted or broken. These doors need to be replaced.
2171	WOOD DOORS	622,437	There are many wood doors throughout the buildings that are old or broken. These doors need to be replaced.
2172	GLASS DOORS	10,181	The glass doors on the Adminstration building are old and deteriorated. Replace the glass doors.
2175	ROLLUP VEHICULAR DOOR	6,567	One rollup door at building 003 Admin is in disrepair and needs to be replaced.
2180	EXTERIOR COVERED AREAS	228,724	The canopies/exterior covered areas throughout the buildings are in various stages of damage. These need to be repaired.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	24,334	Exterior lights appear to be defective and need to be replaced.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	2,723,141	The galvanized piping is outdated and needs to be upgraded to meet current needs.
3050	SANITARY DISTRIBUTION - CAST IRON	101,036	Building 0302 needs to have the piping replaced to meet current needs.
3120	POWER WIRING	3,808,110	The electrical system is defective throughout development and needs to be replaced.
3270	BOILERS - HOT WATER #1	121,736	The boiler at Building 003 Admin is outdated and needs to be replaced to meet current needs.

Site		Repair Cost	Comment
003 - SUNNYDALE			**1-3**
3290	BOILER ROOM EQUIPMENT	67,631	The boiler room equipment is old and difficult to maintain. The equipment needs to be replaced to meet current needs.
3300	BOILER ROOM CONTROLS	6,853	The boiler room controls are old and difficult to maintain. The equipment needs to be replaced to meet current needs.
3310	BOILER ROOM PIPING	27,053	The boiler room piping is old and difficult to maintain. The equipment needs to be replaced to meet current needs.
4011	WALL SURFACE - GWB	26,191	The wall surfaces in many units are damaged, generally by water, and need to be repaired.
4012	WALL SURFACE - MASONRY	93,756	The masonry wall surfaces in several units are damaged and need to be repaired.
4023	CEILING SURFACES - GWP	2,253	The ceiling surfaces in two units have cracks that need to be repaired.
4031	CARPET	2,165	The carpet at the Police Station office is stained and needs to be replaced.
4033	RESILIENT FLOORING	110,561	The resilient flooring in several units is damaged and needs to be replaced. There is asbestos tile in many areas that needs to be abateda and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	5,440	Asbestos tile is present and needs to be abated.
4040	DOORS & FRAMES	528,424	All door frames are deteriorated and need to be replaced.
4060	INTERIOR STAIRWAYS	349,346	The wooden staircases are very worn as they are originals. These need to be refinished.
4070	CASEWORK	646,950	The casework in many units is old and broken. Repair or replace the damaged casework.
4080	TOILET STALLS	11,620	The toilet stalls in building 003 Admin are dented and missing doors. Repair the stalls.
4090	TOILET ACCESSORIES	36,160	The accessories in several units are broken or missing and need to be replaced.
4100	PLUMBING FIXTURES	247,229	The plumbing fixtures in several units are non-functioning and need to be repaired or replaced.
4110	HYDRONIC RADIATION	49,792	The hydronic radiation in many units are old and don't work. Repair or replace the hydronic radiation.
4113	LOCAL HVAC	924,000	The gas radiators located in the living room and the upstairs rooms receive inappropriate heating.
4190	WINDOW SHADE DEVICES	106,113	Although shades are relatively new, cheap material makes them tear very easily. Most of them are torn and need to be replaced.
4210	LIGHTING FIXTURES	20,618	All units have lighting fixtures that are inoperable and need to be replaced.
4240	REFRIGERATOR	4,800	Many refrigerators are old and inefficient. The refrigerators need to be replaced to meet current needs.
4241	RANGE/HOOD	110,250	The ranges and hoods in many units are old and don't function properly. The ranges and hoods need to be replaced.
4310	SMOKE / FIRE DETECTORS	338	The smoke detectors in some units are broken or missing and need to be repaired or replaced.
4400	INTERIOR WINDOW SECURITY BARS	3,450	Replace bars with breakaway hardware in units which do not have them.
	SUNNYDALE Totals:	**23,339,734**	



LEGEND	UNIT DISTRIBUTION	CAL 1-8 WESTSIDE COURTS	REV.
ENTRANCE & MAIL BOX LOC. 0 - Bedroom Apartment 1 - Bedroom Apartment 2 - Bedroom Apartment 3 - Bedroom Apartment 4 - Bedroom Apartment 5 - Bedroom Apartment	0-BR . . . . . 0 1-BR . . . . . 84 2-BR . . . . . 24 3-BR . . . . . 20 4-BR . . . . . 4 5-BR . . . . . 0 TOTAL 136	ADDRESS MAP HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	7-42 8-42 5-43 11-92

CAL 1-8: Westside Courts

EIOP:	1943
Development type:	Low-rise
Occupancy type:	Family
Number of units:	136
	Family: 136
	Elderly: 0
Bedroom Distribution:	1 bedroom: (84)
	2 bedroom: (24)
	3 bedroom: (20)
	4 bedroom: (8)
Number of buildings:	6
Structure type:	Reinforced concrete
Year constructed:	1943

Site Description

Westside Courts occupies a full city block at Sutter and Broderick Streets. The site is of moderate grade sloping generally from west to east. It is divided by retaining walls into three terraces separated by a half flight of stairs. Each terrace contains two of the buildings. Paved pedestrian surfaces are in close proximity to the buildings with lawns elsewhere. There are two well-developed tot-lots and one basketball court on the site. A notable piece of public art is located in the middle courtyard.

Building Envelope and Public Spaces Description

The buildings are rectilinear with flat roofs, and are constructed of site-cast concrete. The exterior aluminum windows and metal doors have been spot replaced over the life of the buildings. The low-slope roof is a built up design and drains to exterior gutters. All of the dwellings above the first floor are accessible by open stairs and public exterior balconies.

There are two types of buildings on site:

Type "A" buildings contain eighteen units and are built over a low crawl space. Although very similar in appearance to the "B" buildings, the "A" buildings are uniformly three stories in height. There are two structures of this type located in the interior of the site, with no direct street frontage.

Type "B" buildings contain twenty-five units and a partial basement. The basements are currently used for storage, office, and community spaces. The buildings step from three stories in the middle to two stories on the ends. Located on the corners of the block, there are four "B" buildings.

The community spaces at Westside Courts are located in the easternmost "B" buildings. One building contains a laundry and a multi-purpose room for resident use. There are project management and district offices located in this building as well. The second building houses a preschool program. All other basement spaces on site are used as storage.

Mechanical and Electrical Systems Description

A boiler located in a rooftop penthouse supplies domestic hot water. Units are heated by gas wall furnaces in each living room. A forced-air gas furnace heats the community rooms.

The electrical panels are fuse boxes in each unit with remote main fuses in the basement.

A fire-suppression sprinkler system is located in each building with a single sprinkler head above the entry door to each unit.

Vertical circulation is attained by two exterior staircases.

Unit Interiors

Unit finishes consist of painted concrete ceilings and plaster walls. Flooring is resilient tile that has been replaced within the last ten years. Interior doors are wood stile and rail doors.

Apparent Safety Problems

There are unit smoke detectors that are broken and need to be replaced. The playground equipment is broken or vandalized and is a safety hazard for the children.

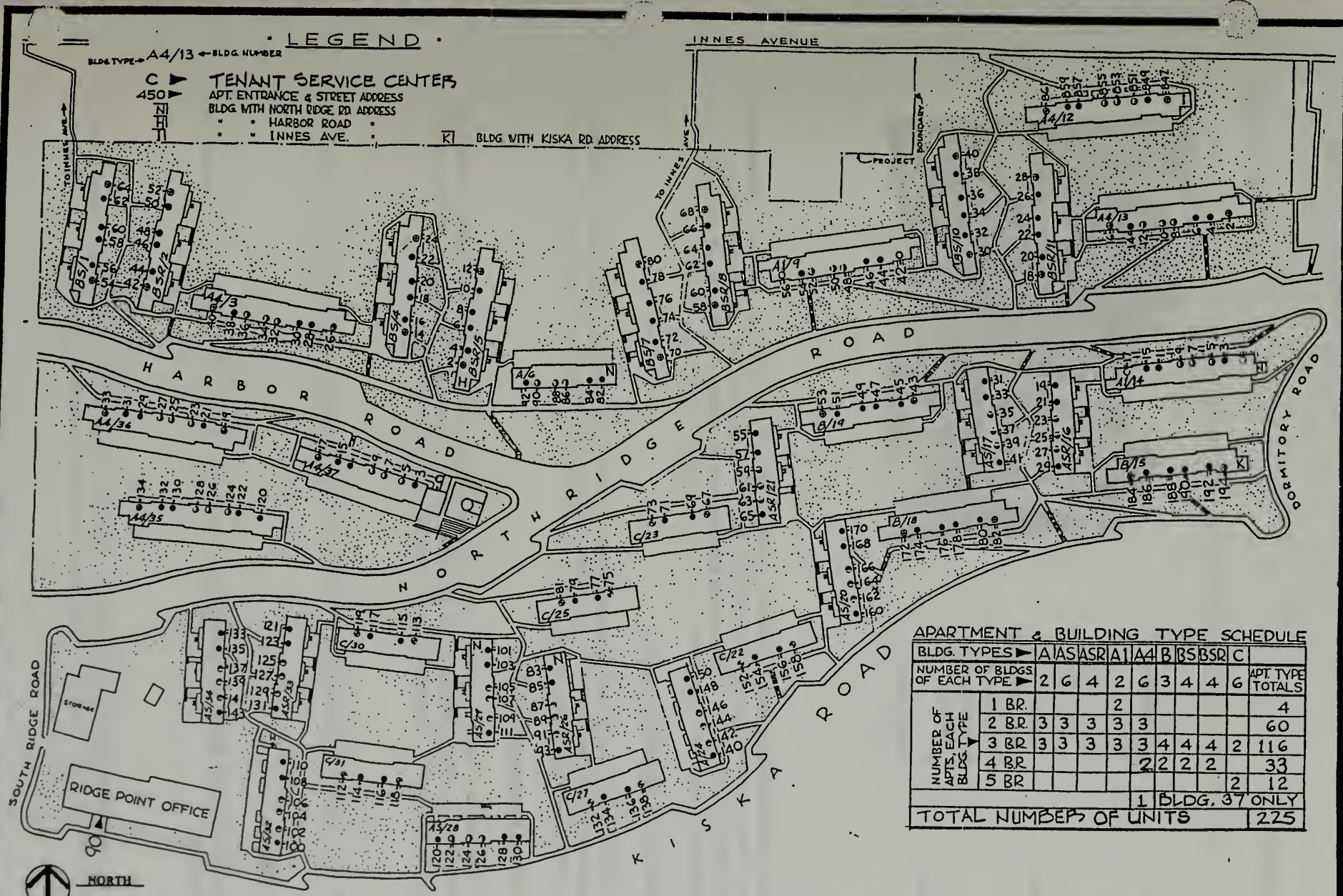
Summary of Issues

The electrical systems (switchgear, branch panel and wiring) need to be replaced. The galvanized hot and cold water distribution lines are in need of replacement.

Handicap Accessibility

Currently there are 3 accessible units. The Head Start access upgrades have been funded through the CDBG. The common spaces are included in the 2002 CDBG application for funding.

Site		Repair Cost	Comment
006 - WESTSIDE COURTS			**1-8**
1020	LANDSCAPED AREAS	41,551	Approximately 50% of landscaped area needs to be reseeded.
1051	PAVED VEHICLE SURFACES - CONCRETE	20,360	All of the concrete paved vehicle surfaces need to have cracks filled. Some areas are settled.
1061	PAVED WALKS/SURFACES - CONCRETE	39,900	Approximately 15% of concrete paved walkways need to have cracks filled.
1070	CURBING -CONCRETE	7,350	Approximately 25% of concrete curbing is broken and falling apart. The curbing needs to be replaced.
1090	PLAYGROUND EQUIPMENT	56,620	Half of the playground equipment is broken and vandalized and needs to be replaced.
1100	STEPS / RAMPS	13,484	Most of the steps and ramps need concrete patched. Railings are missing or need repair.
1101	MAIL BOXES	256	10% of mailboxes need to be repaired.
1170	SITE FURNITURE	135	20% of site furniture need to be repaired.
1180	FENCING - CHAIN LINK	708	10% of chain link fencing needs to be replaced.
1190	RETAINING WALLS	8,112	25% of concrete retaining walls needs to have cracks filled.
2150	SMALL WINDOWS (<15)	43,200	10% of small windows are missing glass and need to be repaired or replaced.
2151	MEDIUM WINDOWS (15>30 SF)	200	1% of medium sized windows are broken and need to be replaced.
2170	METAL DOORS	1,273	2% of metal doors are missing and needs to be replaced.
2172	GLASS DOORS	1,311	Glass on doors is broken. The doors are dilapidated and need to be replaced.
2190	EXTERIOR STAIRS - CONCRETE	2,744	5% of exterior stairs needs to be patched and railings need to be fixed or replaced.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	1,207	2% of exterior mounted lights needs to be replaced due to damage.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	401,806	Replace old galvanized water piping to meet current needs.
3100	SWITCHGEAR	430,506	Replace old, inadequate switch gear to meet current needs.
3110	BRANCH PANEL	129,152	Replace old, substandard distribution panels to meet current needs.
3120	POWER WIRING	574,008	Replace all electrical wiring to meet current needs.
4011	WALL SURFACE - GWB	16,295	The wall surface is damaged in several units and needs to be replaced.
4040	DOORS & FRAMES	30,240	20% of doors have holes and the hardware needs to be fixed. The doors needs to be replaced.
4070	CASEWORK	35,775	50% of the casework needs to be refinished and have doors repaired.
4090	TOILET ACCESSORIES	800	The accessories are old and need upgrading to meet current needs.
4100	PLUMBING FIXTURES	6,400	Tub needs to be reglazed in unit 207.
4190	WINDOW SHADE DEVICES	33,549	15% of window shading needs to be replaced due to damage.
4310	SMOKE / FIRE DETECTORS	10,800	Several units have smoke detectors that are missing or broken and need to be replaced.
	WESTSIDE COURTS Totals:	**1,907,740**	



APARTMENT & BUILDING TYPE SCHEDULE

BLDG. TYPES ►		A	AS	ASR	A1	A4	B	BS	BSR	C	
NUMBER OF BLDGS OF EACH TYPE ►		2	6	4	2	6	3	4	4	6	APT. TYPE TOTALS
NUMBER OF APTS. EACH BLDG. TYPE	1 BR.				2						4
	2 BR.	3	3	3	3	3					60
	3 BR	3	3	3	3	3	4	4	4	2	116
	4 BR.					2	2	2	2		33
	5 BR									2	12
							1	BLDG. 37 ONLY			
TOTAL NUMBERS OF UNITS											225

GRAPHIC SCALE IN FEET
0 50 100 150 200 250 300 350

LEGEND	UNIT DISTRIBUTION	CAL 1-9 WESTBROOK APTS.	REV.
ENTRANCE & MAIL BOX LOC. 0 - Bedroom Apartment 1 - Bedroom Apartment 2 - Bedroom Apartment 3 - Bedroom Apartment 4 - Bedroom Apartment 5 - Bedroom Apartment	0-BR ..... 0 1-BR ..... 4 2-BR ..... 60 3-BR ..... 116 4-BR ..... 33 5-BR ..... 12 TOTAL 225	ADDRESS MAP HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	5-56 11-55 1-93

CAL 1-9: Westbrook

EIOP:	1957
Development type:	Townhouses
Occupancy type:	Family
Number of units:	225
	Family: 225
	Elderly: 0
Bedroom Distribution:	1 Bedroom: (4)
	2 Bedroom: (60)
	3 Bedroom: (116)
	4 Bedroom: (33)
	5 Bedroom: (12)
Number of buildings:	37
Structure type:	Wood frame
Year constructed:	1956

Site Description

Westbrook Apartments are bounded by Kiska, Northridge, Harbor and Dormitory Roads. Adjacent to Westbrook is Hunters Point (East). There are nine building types scattered around the site, they vary only slightly in unit configuration. The landscaping consists of large areas of grass and paved concrete walks and patios near the buildings. The moderately sloping terrain requires the use of retaining walls and some concrete steps.

Building Envelope and Public Spaces Description

The buildings at Westbrook are wood framed construction with concrete slab-on-grade foundations. The exterior is primarily stucco, with some wood lap siding. The roofs are built-up asphalt. They have a shallow pitch, which drains to perimeter gutters and exterior downspouts.

Mechanical and Electrical Systems Description

Each one, two, and three bedroom unit has gas-fired wall heaters. Four and five bedroom units have a central gas furnace with ductwork serving individual rooms. All units have hot water heaters. The buildings originally had boilers, which have been removed. The electrical utility lines are individually metered.

Unit Interiors

Interior finishes consist of gypsum wallboard walls and ceilings. Floor coverings are a combination of resilient tile and sheet vinyl.

Apparent Safety Problems

There are unit smoke detectors that are broken and need to be replaced. The interior window security bars do not have breakaway hardware.

Summary of Issues

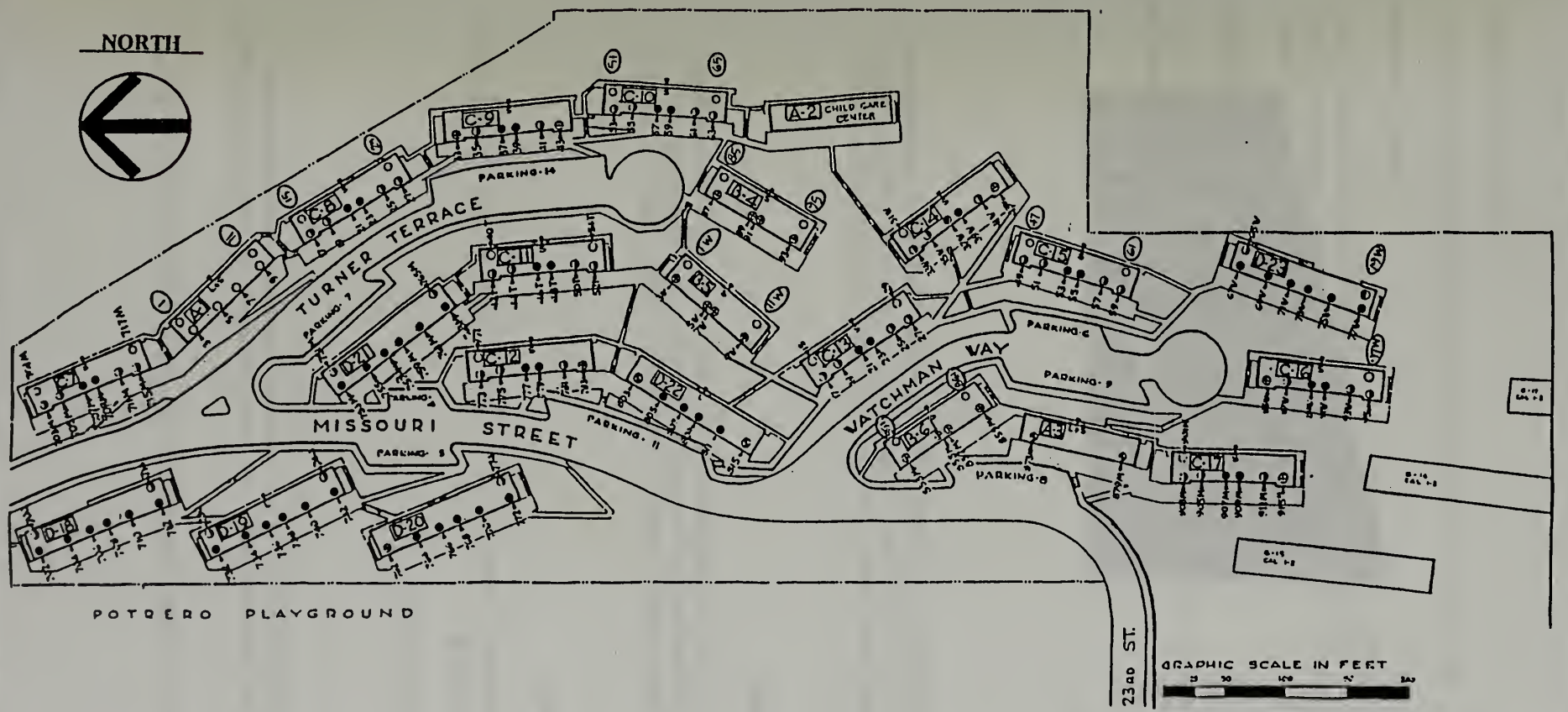
The sanitary, water, gas and galvanized hot and cold water distribution lines need to be replaced. The landscaping wood retaining wall has dry rot. The power wiring and branch panel are in need of replacement.

Handicap Accessibility

Currently there are no accessible units. Almost all are two-story units with the exception of 4 flats. The common space has had substantial 504 upgrades.

Site		Repair Cost	Comment
007 - WESTBROOK APTS			**1-9**
1020	LANDSCAPED AREAS	886,568	All grass areas need to be reseeded.
1061	PAVED WALKS/SURFACES - CONCRETE	207,652	There are many cracks in paved walk areas. There is also some settling. The cement walkways need to be repaired and sealed.
1100	STEPS / RAMPS	36,560	The steps and ramps have approximately 20% that needs to be resealed due to cracking.
1180	FENCING - CHAIN LINK	30,380	Approximately 50% of the chain link fencing needs to be replaced. Many areas are damaged or missing.
1181	FENCING - WOOD	71,339	All of the wood fencing needs to be replaced due to dry rot and general age and abuse.
1190	RETAINING WALLS	80,730	The cement retaining walls have areas that are cracked. Approximately 30% needs to be resealed.
1191	LANDSCAPE RETAINING WALL - WOOD	127,200	The wood retaining wall has areas of dry rot. Approximately 50% needs to be replaced.
1210	POLE MOUNTED LIGHTING	48,100	All of the pole mounted lighting needs to be replaced to meet current needs.
1260	WATER LINES	266,928	All of the water lines need to be replaced to meet current needs.
1270	GAS LINES	261,044	All of the gas lines need to be replaced to meet current needs.
1290	SANITARY LINES	1,062,918	All of the sanitary lines need to be replaced to meet current needs.
2030	SLAB ON GRADE - ON GRADE	17,333	The slab on grade in buildings, 0710, 0714, 0720, 0724 and 0731 show signs of cracking and needs to be sealed.
2040	VERTICAL STRUCTURE	32,718	20% of the structure of building 007 Mnt was burned and needs to be replaced.
2052	PLASTER WALLS	32,505	The plaster walls in buildings 007 Mgt, 0703, 0710, 0714, 0720, and Community Center Building show signs of cracking and needs to be sealed. Building 720 shows separation between floors. The walls should be waterproofed per SFHA staff.
2141	ROOF DRAINAGE - EXTERIOR	1,728	The roof drainage at buildings 0710 and 0720 is in need of repair. The water is draining from buildings outside of the system. Building 0710 has a disconnected drain on east side of building.
2150	SMALL WINDOWS (<15)	54,135	The small windows at building 007 Mnt need to be replaced. Approximately 5% of the small windows at building 0720 are broken and need to be replaced.
2151	MEDIUM WINDOWS (15>30 SF)	31,185	The medium windows at buildings 007 Mnt and 007 Mgt need to be replaced. Building 997 Mgt windows are fogged up in some areas.
2190	EXTERIOR STAIRS - CONCRETE	1,627	The exterior concrete stairs are cracked and chipped. Approximately 10% need to be repaired.
2221	PATIOS	172,682	The patios at buildings 0703, 0710, 0714, 0719, and 0724 are cracked and need to be replaced.
3030	GAS DISTRIBUTION	701,131	The gas distribution in buildings 007 Mgt, 0703, 0710, 0714, 0719, 0720, 0724 and 0731 need to be replaced.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	1,566,356	The galvanized hot and cold water distribution in the buildings 007 Mgt, 0703, 0710, 0714, 0720, 0724 and 0731 need to be replaced.
3050	SANITARY DISTRIBUTION - CAST IRON	1,174,767	The Cast Iron Sanitary Distribution in buildings 007 Mgt, 0703, 0710,0714,0719,0720,0724 and 0731 needs to be replaced.
3110	BRANCH PANEL	503,472	The Branch Panel in buildings 0703, 0710, 0714, 0719, 0720, 0724 and 0731 needs to be replaced.
3120	POWER WIRING	2,237,652	The power wiring in buildings 0703, 0710, 0714, 0719, 0720, 0724 and 0731 needs to be replaced.

Site		Repair Cost	Comment
007 - WESTBROOK APTS			**1-9**
4011	WALL SURFACE - GWB	2,921	The GWB wall surfaces at 30 Northridge and the Management Office have many holes in the surface. This was caused by burn marks and punches through the surface. These surfaces need to be repaired.
4023	CEILING SURFACES - GWP	1,692	The ceiling surface at 30 Northridge has burnt areas and places where the GWB is broken. The surfaces need to be repaired.
4031	CARPET	1,236	The carpet at the Management Office is torn and stained. Approximately 10% of the carpet needs to be replaced.
4033	RESILIENT FLOORING	12,766	Water damage in flooring is present at 30 Northridge in the kitchen area. Tile at 114 Kiska is chipped. The flooring in the Maintenance Building and Management office is chipped, old, stained and worn. All of this flooring needs to be replaced.
4040	DOORS & FRAMES	17,172	There are broken doors, throughout the units that need to be replaced.
4060	INTERIOR STAIRWAYS	34,564	One stair at 49 Northridge is weak and needs to be replaced. The entire stair case at 164 Kiska is structurally unsound and needs to be replaced. Both stair cases are hard wood.
4070	CASEWORK	8,658	The casework in the kitchen at several units is broken and the drawers are off track. The casework needs to be repaired.
4090	TOILET ACCESSORIES	788	All of the toilet accessories at 30 Northridge are missing and need to be replaced. Several units have broken or missing accessories to be replaced.
4113	LOCAL HVAC	21,000	Both furnaces at the Maintenance Office need to be replaced to meet current needs.
4190	WINDOW SHADE DEVICES	439	Six of the pull down shades at 30 Northridge are missing and need to be replaced.
4310	SMOKE / FIRE DETECTORS	2,903	There are 6 smoke detectors at 30 Northridge that are missing and need to be replaced. There are smoke detectors at 1 Northridge 118 Kiska and 30 Harbor that are missing and need to be replaced.
	WESTBROOK APTS Totals:	**9,710,845**	



APARMENT & BLDG. TYPE SCHEDULE

BLDG.TYPE	NO.OF BLDGS.	1BR.	2BR.	3BR.	4BR.	5BR.	Total Apts.
A	3		4			2	6
B	3				12		12
C	11	9	38	22	6		75
D	6		8	33		3	44
*** OTHER***							137

CHILD CARE CENTER

NOTE: TOTAL DOES NOT INCLUDE MOTHBALL UNITS.

LEGEND

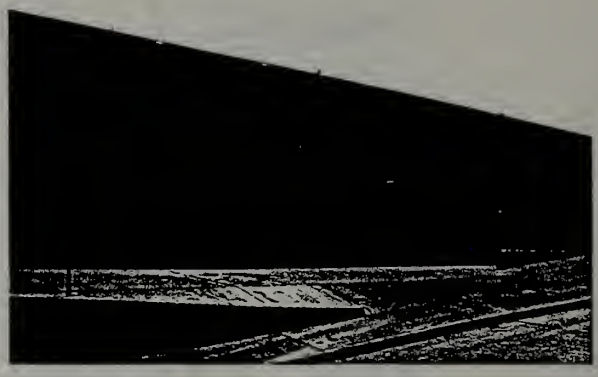
- 0 - Bedroom Apartment
- 1 - Bedroom Apartment
- 2 - Bedroom Apartment
- 3 - Bedroom Apartment
- 4 - Bedroom Apartment
- 5 - Bedroom Apartment

- S - TENANT STORAGE
- L - LAUNDRY
- 751 M - MISSOURI ST. ADDRESS
- 751 W - WATCHMAN WAY ADDRESS
- 751 T - TURNER TERRACE ADDRESS
- (751 W) - MOTHBALL UNITS
- 740 APT. ENTRANCE & ST. NUMBER
- C-2 2&3 - STORY ROW HOUSE BLDG.

UNIT DISTRIBUTION		CAL 1-10 POTRERO ANNEX	REV.
0-BR	0	ADDRESS MAP	1-53
1-BR	13		6-81
2-BR	46		1-83
3-BR	55		3-83
4-BR	18	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO SAN FRANCISCO CALIFORNIA	1-93
5-BR	5		
TOTAL	137		

CAL 1-10: Potrero Annex

EIOP:	1955
Development type:	Townhouse/Garden
Occupancy type:	Family
Number of units:	137
	Family: 137
	Elderly: 0
Bedroom Distribution:	1 Bedroom (13)
	2 Bedroom (46)
	3 Bedroom (55)
	4 Bedroom (18)
	5 Bedroom (5)
Number of buildings:	23
Structure type:	Wood frame



Site Description

Potrero Annex is located on a sloping site at Missouri and 23rd Street. The development has 23 townhouse/garden style apartment buildings scattered throughout the nine acre site. The buildings are accessed by concrete sidewalks and site stairs, which connect to the street sidewalks and other buildings. Due to the considerable slope, concrete retaining walls form terraces throughout the site.

Building Envelope and Public Spaces Description

The buildings at Potrero Annex are wood framed with concrete basement walls and slab-on-grade concrete floors. The exterior finish is stucco on all buildings. The roofs are a shallow pitch that drains to perimeter gutters and exterior downspouts. The roof covering is a built-up system installed in 1998. Also in 1998, 13 of the 23 buildings had new vinyl windows installed.

Mechanical and Electrical Systems Description

The dwelling units are heated by gas-fired wall heaters. Domestic hot water is provided by a central 150-gallon hot water heater located in the basement of each building.

Each unit is equipped with a circuit breaker electrical panel.

Unit Interiors

In 1998, 13 of the 23 buildings had major renovations completed to the apartment interiors. The original plaster walls were replaced with gypsum wallboard, and kitchen and bathrooms were remodeled including new sheet vinyl flooring, new plumbing fixtures and cabinets.

The remaining 10 buildings have plaster walls and ceilings, with a combination of wood flooring in the living areas and resilient tile in the kitchens and baths.

Apparent Safety Problems

The exterior stairs and decks are structurally unsound and have dry rot.

Summary of Issues

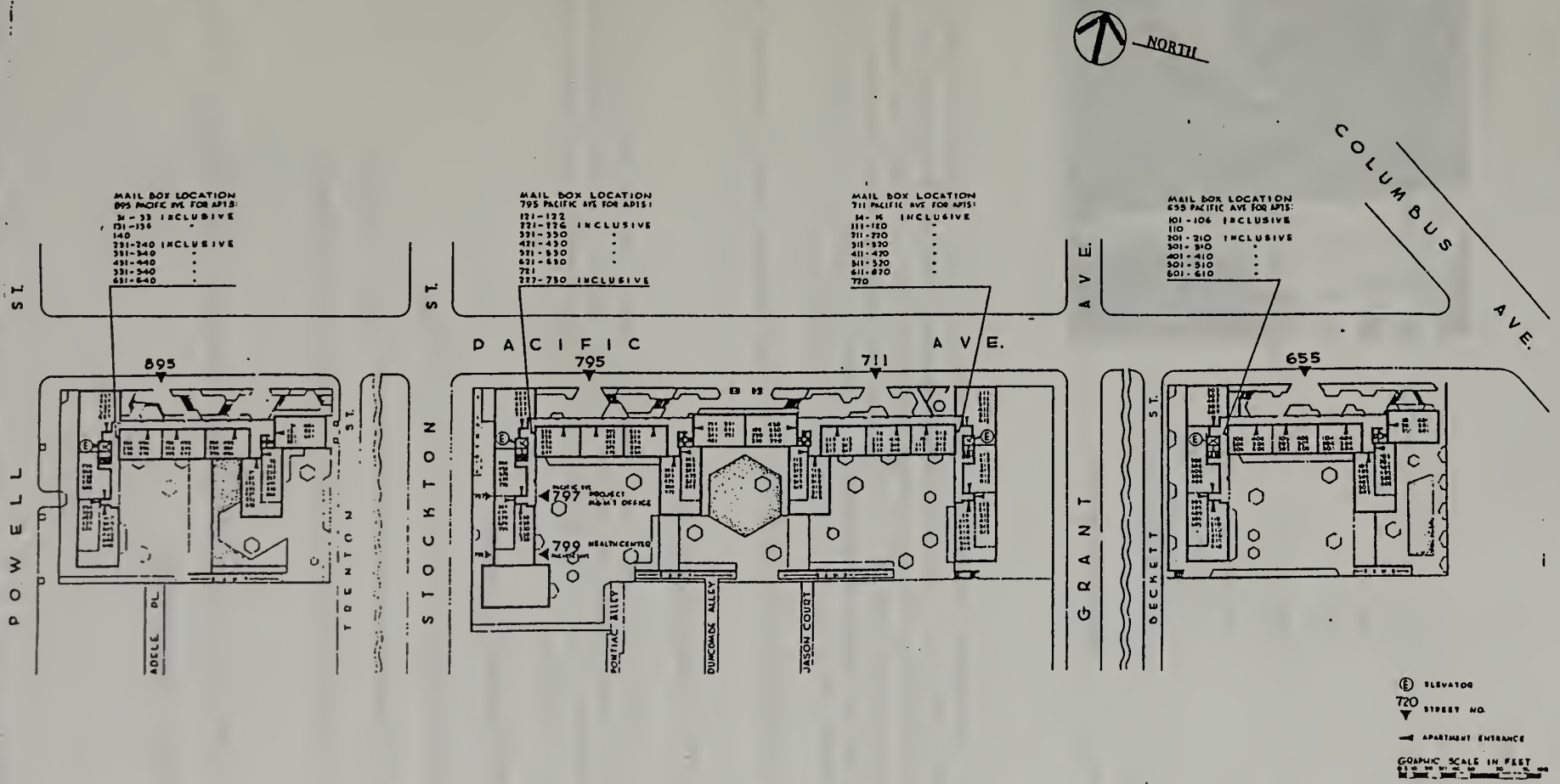
The window frames are rotten and need to be replaced. The power wiring, unit electrical panels and wiring are in need of replacement. The landscaping needs to be reseeded. The irrigation system does not work. The site steps are chipped and cracked and are missing hardrails.

Handicap Accessibility

Currently there are no accessible units. The development is on a very steep site. There are no current plans for access upgrades.

Site		Repair Cost	Comment
008 - POTRERO ANNEX			**1-10**
1020	LANDSCAPED AREAS	826,609	All landscaped areas need to be reseeded.
1030	IRRIGATION SYSTEM	591,182	The irrigation system does not work, according to interview, and needs to be replaced.
1061	PAVED WALKS/SURFACES - CONCRETE	85,693	Approximately 25% of the concrete paved walkways are chipped and cracked. These need to be resealed and repaired.
1070	CURBING -CONCRETE	29,340	Approximately 25% of the concrete curbing is chipped and cracked and needs to be replaced.
1100	STEPS / RAMPS	252,475	Approximately 25% of the steps and ramps need to be replaced due to chipped and cracked stairs and missing or bent railings.
1180	FENCING - CHAIN LINK	55,073	Approximately 40% of the chain link fencing needs to be replaced. There are several spots that the fencing is missing or broken.
1183	FENCING - OTHER	4,138	Approximately 10% of the steel fencing by the Child Care Center needs to be replaced as it is damaged.
1190	RETAINING WALLS	306,969	Approximately 25% of the retaining walls have cracks evident and need to be repaired and sealed.
1200	DRAINAGE - UNDERGROUND	221,372	The underground drainage system backs up frequently. Due to its age, it should be replaced to meet current needs.
2052	PLASTER WALLS	185,816	The stucco walls at building A2, 0803, and 0818 have cracks and need to be repaired and sealed. Building 0812 has bullet marks around one upstairs window in the stucco walls. The windows in this building were installed poorly and there are gaps in stucco walls.
2141	ROOF DRAINAGE - EXTERIOR	3,532	The exterior roof drainage at buildings 0809 and 0820 need to be repaired. There is leaking outside the system and a drain pipe is missing.
2150	SMALL WINDOWS (<15)	74,700	The small windows at buildings 0801, 0809, 0818 and 0820 are old and need to be replaced. The wood frames are rotted.
2151	MEDIUM WINDOWS (15>30 SF)	401,776	The medium windows at buildings 0801, 0809, 0818 and 0820 are old and need to be replaced. The wood frames and rotted. Two windows at buildings 0803 and 0812 need to be replaced due to vinyl frames and window being broken.
2160	WINDOW SECURITY SCREENS	3,000	At Building A2, the security screens should be replaced as there is no means to exit through the windows.
2170	METAL DOORS	937	The metal doors at buildings not renovated in 1998 need to be replaced.
2171	WOOD DOORS	84,982	The wood doors at buildings not renovated in 1998 need to be replaced.
2180	EXTERIOR COVERED AREAS	88,458	The rectangular canopy at all buildings is dry rotted and needs to be replaced.
2192	EXTERIOR STAIRS - WOOD	176,130	The exterior wooden stairs at all buildings need to be replaced due to rotted wood and failing structure.
2220	DECKS WITH RAILING	160,276	The wooden decks with railings at all buildings need to be replaced as the wood is rotted and the structure is failing.
3030	GAS DISTRIBUTION	106,541	At buildings 0801, 0809, 0818, and 0820 the gas distribution system should be replaced due to age.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	998,411	The galvanized hot & cold water distribution should be replaced due to age, to meet current needs.
3110	BRANCH PANEL	320,918	The branch panel in all building should be replaced, due to age, to meet current needs.
3120	POWER WIRING	1,426,302	The power wiring in all buildings should be replaced, due to age, to meet current needs.

Site		Repair Cost	Comment
008 - POTRERO ANNEX			**1-10**
3330	HOT WATER GENERATION	106,541	At buildings 0801, 0809, 0818, 0820, the hot water heaters should be replaced, due to age, to meet current needs.
4011	WALL SURFACE - GWB	23,994	The wall surface in several units are damaged. There are holes in the walls that need to be repaired.
4023	CEILING SURFACES - GWP	3,575	The ceiling surface in unit 815 Missouri has sustained water damage and needs to be repaired. The ceiling surface in unit Turner Terrace is cracked and has some 'soft' areas that need to be repaired.
4032	WOOD FLOORS	5,464	The hardwood staircase in unit 772 Missouri is structurally unsound and needs to be replaced.
4040	DOORS & FRAMES	120,713	The doors and frames are broken or have holes at several units and need to be replaced.
4060	INTERIOR STAIRWAYS	57,606	The interior stairways at several units, are structurally unsound and need to be replaced.
4070	CASEWORK	124,270	The casework in many units are broken and needs to be replaced.
4090	TOILET ACCESSORIES	3,586	Replace the damaged or missing toilet accessories throughout the development.
4100	PLUMBING FIXTURES	10,244	The fixtures are cracked and need to be replaced.
4140	HOT WATER HEATER	5,250	The hot water heaters in the mechanical area of buildings 0801, 0809, 0818, and 0820 are old and need to be replaced to meet current needs.
4190	WINDOW SHADE DEVICES	2,372	The blinds and shades in 3 interior spaces (approximately 280 square feet) are damaged and need to be replaced.
4210	LIGHTING FIXTURES	17,502	The lighting fixtures in 9 interior spaces are old and need to be replaced. One lighting fixture at 815 Missouri is inoperable.
4230	ELECTRICAL PANEL & WIRING	829,611	The electrical panel and wiring at all buildings needs to be replaced due to age.
4241	RANGE/HOOD	1,500	The gas stove in unit 23 Watchman Way is leaking gas and needs to be replaced. Maintenance has been advised.
4310	SMOKE / FIRE DETECTORS	23,962	Smoke detectors in many interior units were missing. The amount ranged from 10% - 90% missing. Property manager contacted maintenance as each was discovered.
	POTRERO ANNEX Totals:	7,740,821	



UNIT DISTRIBUTION	CAL 1-15 PING YUEN	REV.
0-BR . . . . . 0 1-BR . . . . . 46 2-BR . . . . . 92 3-BR 75 4-BR 21	ADDRESS MAP	5-51 9-97
	HOUSING AUTHORITY	

CAL 1-15: Ping Yuen

EIOP:	1955
Development type:	High-rise
Occupancy type:	Family
Number of units:	234
	Family: 234
	Elderly: 0
Bedroom Distribution:	One bedroom: (46)
	Two bedroom: (92)
	Three bedroom: (75)
	Four bedroom: (21)
Number of buildings:	3
Structure type:	Reinforced concrete
Year constructed:	1952

Site Description

Ping Yuen is located in a three-block area on Pacific Avenue between Powell Street and Columbus Avenue. The development covers the entire length of the block between Stockton Street and Grant Avenue with a seven-story building; at the two flanking blocks, six-story buildings extend more than half of each block's street frontage. The three high-rise buildings that comprise Ping Yuen have exterior balconies, serving as corridors to unit entry doors. Interior courtyards are defined by building wings and walls of adjacent buildings. The site slopes down from Powell Street to Columbus Avenue. No parking is provided at any of the buildings.

Site plantings are mostly limited to planter boxes. The interior courtyards also contain playground areas and community gardens.

Building Envelope and Public Spaces Description

Ping Yuen's buildings are constructed of reinforced concrete with exterior balcony walkways supported by concrete columns. All roofs are of built-up roofing and are low slope in configuration, drained by perimeter gutters and downspouts. Public and common spaces are typically located at the ground floors. All of the dwelling units are accessed from the balcony walkways.

Mechanical and Electrical Systems Description

Boilers provide both heat and domestic hot water to all of the buildings.

Electric panels are a combination of breakers and fuse boxes and located in each unit.

Traction elevators and stairs provide vertical circulation throughout the development.

Unit Interiors

The interior finishes of walls and ceilings consist of painted concrete and plaster. The floor covering is resilient tile.

There are no range hood/fans at these kitchens.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed. There are defective smoke and fire detectors in several units that need to be replaced. The building mounted site lights are inadequate and need to be upgraded.

Summary of Issues

The windows need to be replaced due to the deterioration of the frames. The intercom system is worn out and should be replaced.

Handicap Accessibility

Currently there are 10 accessible units. The common spaces are included in the 5 year plan for access upgrades.

The Senior Center and the Rainbow Child Care Center are funded for access upgrades through the CDBB.

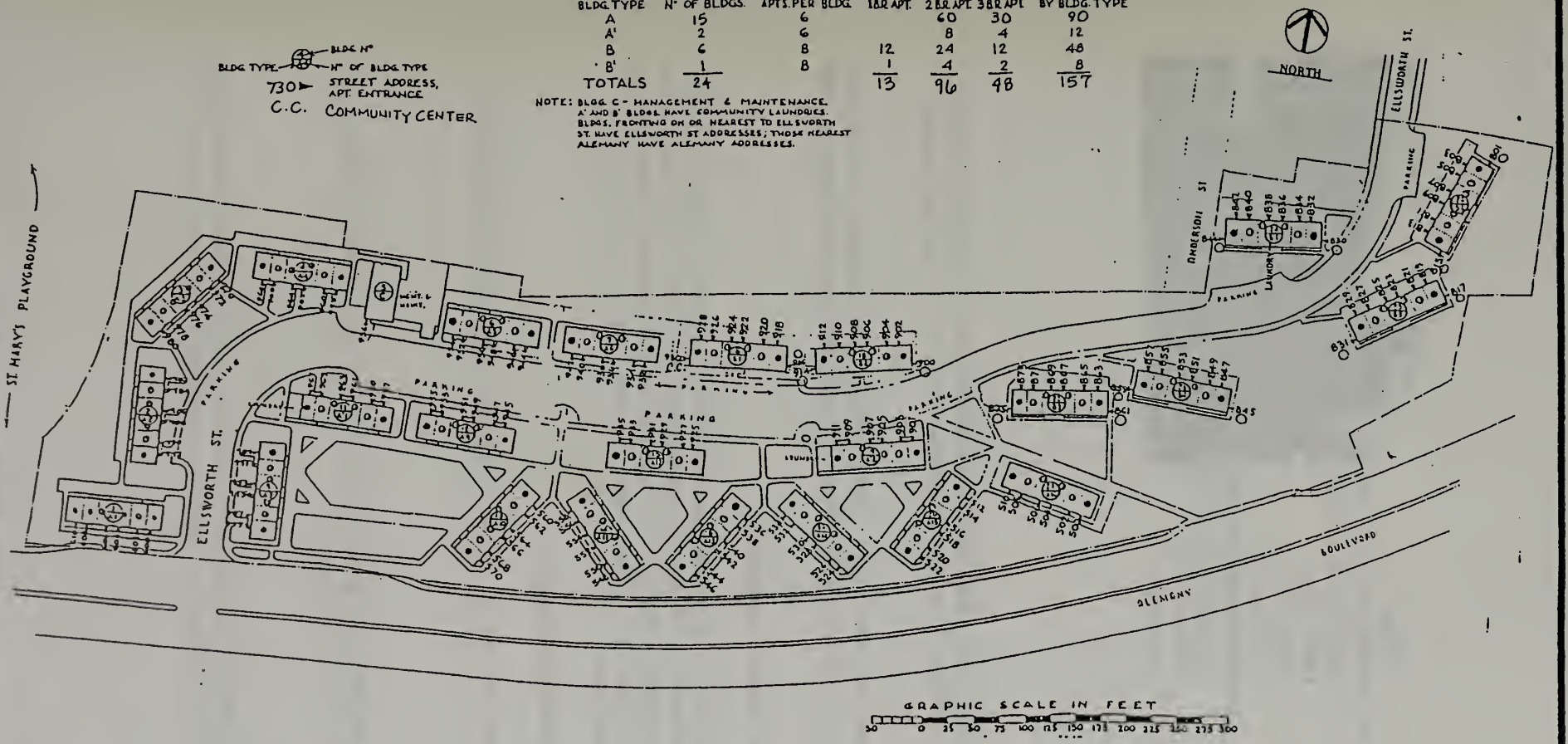
Site		Repair Cost	Comment
010 - PING YUEN			**1-15**
1020	LANDSCAPED AREAS	4,050	Replace 10% of existing bare landscaping.
1060	PAVED WALKS/SURFACES - ASPHALT	117,473	Approximately 70% of existing asphalt shows major cracking and needs to be repaired
1080	PLAYGROUND AREAS	11,312	Approximately 50% of playground area is damaged beyond repair and should be replaced.
1090	PLAYGROUND EQUIPMENT	48,531	The playground equipment is damaged and non-functional. Replace 50% of the playground equipment.
1101	MAIL BOXES	852	The mail boxes are broken and need to be replaced.
1132	BASKETBALL BACKSTOP	4,300	The backboard and rim are broken and need to be replaced.
2150	SMALL WINDOWS (<15)	303,282	The wood window frames are deteriorating. Some are leaking and do not function properly. The windows need to be replaced.
2151	MEDIUM WINDOWS (15>30 SF)	3,484,998	The wood window frames are deteriorating. Some are leaking and do not function properly. The windows need to be replaced.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	180,558	The building mounted lights are inadequate and the entire system should be upgraded to meet current needs.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	939,208	The existing galvanized piping is leaking and requires constant maintenance. The piping needs to be replaced.
3080	CHUTES (MAIL/GARBAGE)	2,100	Replace the damaged doors on the chute.
3090	TRASH COMPACTORS	15,000	The trash compactor no longer functions properly and needs to be replaced.
3160	SMOKE / FIRE DETECTION SYSTEM	31,978	The system needs to be connected to elevator.
3180	COMMUNICATION SYSTEM - INTERCOM	60,000	The iIntercom has reached the end of its useful life and is failing. Replace the intercom.
4033	RESILIENT FLOORING	56,036	The floor tiles are heavily stained and broken. The floor tiles have asbestos and need to be replaced with resilient flooring.
4040	DOORS & FRAMES	196,875	The doors have been damaged beyond repair. Replace the doors and frames.
4070	CASEWORK	27,090	The casework is damaged beyond repair and should be replaced.
4210	LIGHTING FIXTURES	36,598	The broken lighting fixtures needs to be replaced.
4240	REFRIGERATOR	15,000	The refrigerator in unit 418, Building 1002 is broken and needs to be replaced.
4241	RANGE/HOOD	27,600	Vented range hoods do not exist in units. Hoods should be installed and vented to the outside.
	PING YUEN Totals:	**5,562,842**	

APT. & BUILDING TYPE SCHEDULE

BLDG. TYPE	N° OF BLDGS.	APTS. PER BLDG.	1BR APT.	2BR APT.	3BR APT.	TOTAL N° OF APTS. BY BLDG. TYPE
A	15	6		60	30	90
A'	2	6		8	4	12
B	6	8	12	24	12	48
B'	1	8	1	4	2	8
TOTALS	24		13	96	48	157

NOTE: BLDG. C - MANAGEMENT & MAINTENANCE.
A' AND B' BLDGS. HAVE COMMUNITY LAUNDRIES.
BLDGS. FRONTING ON OR NEAREST TO ELLSWORTH ST. HAVE ELLSWORTH ST. ADDRESSES; THOSE NEAREST ALEMANY HAVE ALEMANY ADDRESSES.

BLDG TYPE — BLDG N°
N° OF BLDG TYPE
730 ► STREET ADDRESS, APT. ENTRANCE
C.C. COMMUNITY CENTER



LEGEND	UNIT DISTRIBUTION	CAL 1-16 ALEMANY	REV.
ENTRANCE & MAIL BOX LOC. 0 - Bedroom Apartment 1 - Bedroom Apartment 2 - Bedroom Apartment 3 - Bedroom Apartment 4 - Bedroom Apartment 5 - Bedroom Apartment 6 - Bedroom Apartment	0-BR . . . . . 0 1-BR . . . . . 13 2-BR . . . . . 96 3-BR . . . . . 48 4-BR . . . . . 0 5-BR . . . . . 0 TOTAL 157	ADDRESS MAP HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA	1-54 6-82 12-85 9-97

CAL 1-16: Alemany

EIOP:	
Development Type:	Walkup
Occupancy Type:	Family
Number of units:	164
	Family: 164
	Elderly: 0
Bedroom Distribution:	1 Bedroom: (14)
	2 Bedroom: (100)
	3 Bedroom: (48)
	4 Bedroom: (2)
Structure Type:	Wood frame
Number of buildings:	25
Year constructed:	1955

Site Description

Alemany is located on Ellsworth Street at the intersection of Alemany Blvd. Ellsworth Street splits the development with most buildings located along its border. There are six buildings located adjacent to Alemany Blvd.

Most of the landscaping is lawn with some shrubs located adjacent to the buildings. There are five playgrounds, one basketball court, and one greenhouse. The greenhouse was constructed in 2000, but has never been used.

Building Envelope and Public Spaces Description

The buildings are constructed with a slab on grade foundation and wood framed walls. Wall finish is a combination of stucco and wood. The roofs are low pitched with asphalt shingles and drain to gutters and downspouts. Entry doors to the units are located on the front and rear of each building and can be accessed from the Ellsworth St. or an interior sidewalk. There is a centrally located laundry room and a community room.

Mechanical and Electrical Systems Description

Each unit has a hot water heater and furnace. The electrical panels and wiring were replaced in 1991.

Unit Interiors

The units consist of gypsum wallboard ceiling and wall surfaces. The floor covering on the first floor is vinyl and the stairs and second floor are hardwood.

Apparent Safety Problems

Smoke detectors are missing in some of the apartments. The chain link fencing along Alemany Blvd. needs to be replaced. The holes in the fencing material provide access for small children to walk onto a busy street.

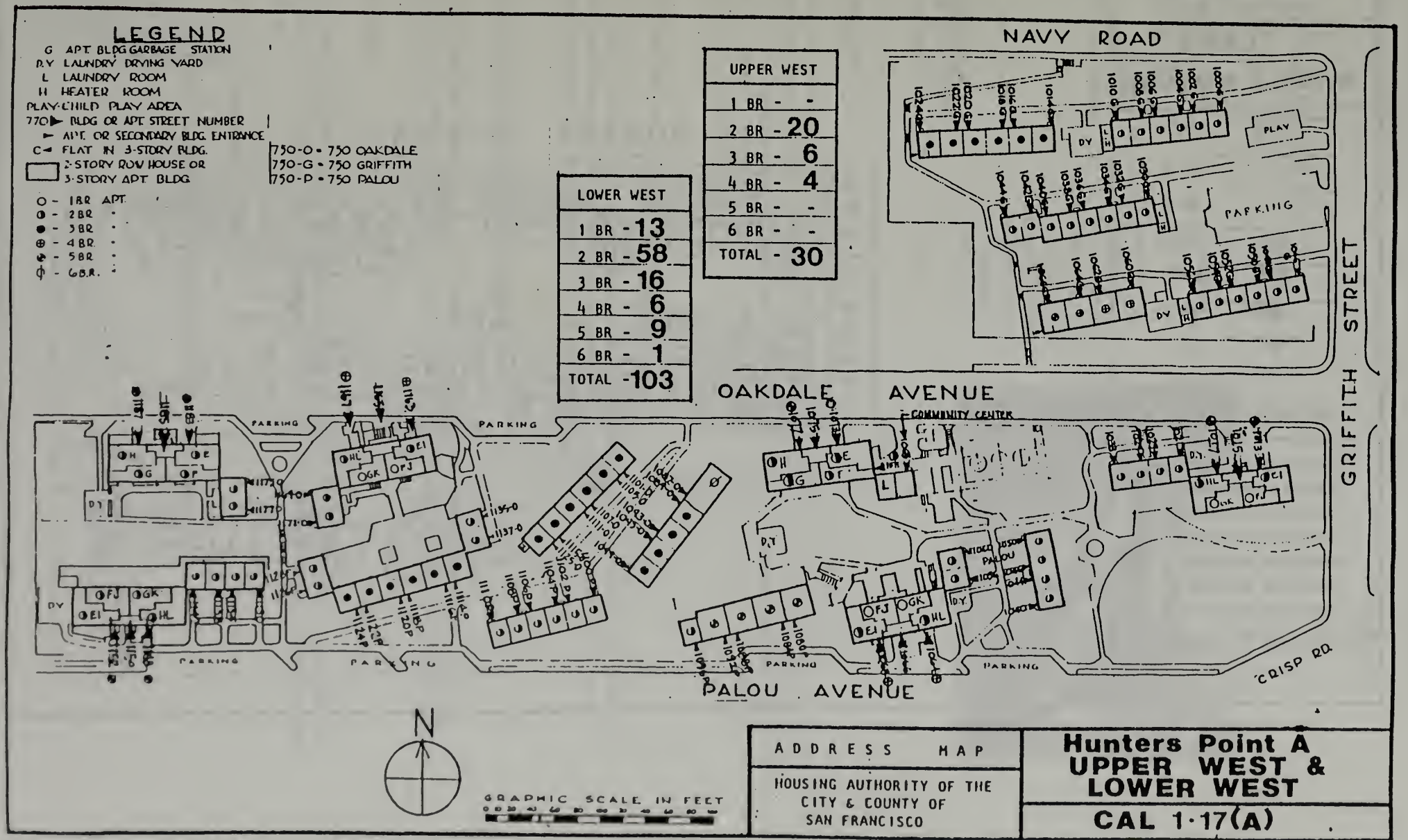
Summary of Issues

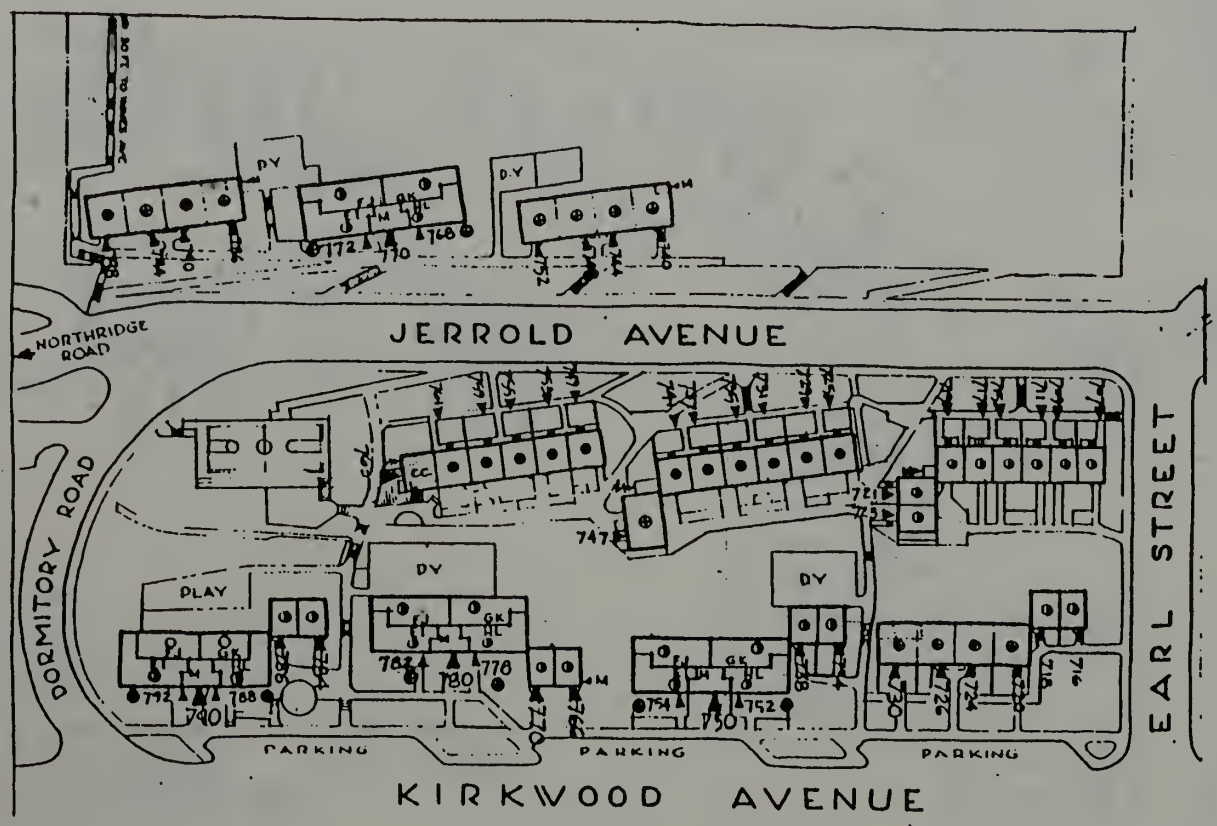
The hardwood floors have water damage and need to be refinished as well as the stairways. The landscaping needs approximately 40% to be reseeded or replanted.

Handicap Accessibility

Currently there are 8 accessible units. The common spaces have been substantially upgraded through the 1990 Comprehensive Modernization.

Site		Repair Cost	Comment
011 - ALEMANY			**1-16**
1020	LANDSCAPED AREAS	249,723	Reseed and replant approximately 40% of the landscaped areas.
1061	PAVED WALKS/SURFACES - CONCRETE	63,217	Several areas have cracks and settling in the walks causing trip hazards. Repair the sidewalks.
1180	FENCING - CHAIN LINK	13,888	Most of the chain link fencing around the site is damaged and needs to be replaced. It is recommended that wrought iron fencing be considered as a replacement rather than the existing chain link.
1183	FENCING - OTHER	10,704	Minor portions of the wrought iron fencing has been bent. Most of the fencing needs to be repainted.
1200	DRAINAGE - UNDERGROUND	23,551	The site drainage needs to have approximately 10% replaced per SFHA staff.
2030	SLAB ON GRADE - ON GRADE	43,803	The building containing apartment 982 has begun to settle at one end. Repair the damaged slab supporting this structure.
2050	WOOD, VINYL, OR ALUM WALLS	4,038	The paint is peeling and some of the siding is warping. Repair damaged boards and repaint the buildings.
2052	PLASTER WALLS	5,555	The building containing apartment 982 has a few major cracks caused by the settling. Repair the cracked plaster.
2150	SMALL WINDOWS (<15)	13,446	Some of the windows are broken or missing and need to be replaced.
2192	EXTERIOR STAIRS - WOOD	4,200	The exterior stairs need to be refinished and painted.
4011	WALL SURFACE - GWB	6,582	Various apartments throughout have minor dents and scratches on the walls. Some have holes in the walls. Repair drywall damage in the apartments.
4023	CEILING SURFACES - GWP	3,079	In apartment 570 there was major water damage on the ceiling. Repair the damaged area.
4032	WOOD FLOORS	75,153	The hardwood floors have minor water damage and warping. Repair the damaged areas and refinish the floors.
4033	RESILIENT FLOORING	1,007	Some apartments have minor peeling and cracking of the resilient flooring. Repair the damaged areas.
4040	DOORS & FRAMES	28,905	Several inspected doors have damaged hardware and some have holes in the door. Replace damaged hardware and repair holes in the doors.
4060	INTERIOR STAIRWAYS	72,915	The hardwood stairways need to be refinished.
4070	CASEWORK	26,216	The casework is chipped and cracked in approximately 50% of the inspected apartments. The casework needs to be repaired.
4090	TOILET ACCESSORIES	1,088	The toilet accessories were broken or missing in many of the apartments. Replace the toilet accessories.
4100	PLUMBING FIXTURES	17,610	The tubs in most units need to be replaced or reglazed. In apartment 929, the sink is cracked and needs to be replaced.
4190	WINDOW SHADE DEVICES	950	In apartment 847, the shades are torn and ripped . The shades need to be replaced.
4210	LIGHTING FIXTURES	1,970	Several units have lighting fixtures that are inoperable and need to be replaced.
4310	SMOKE / FIRE DETECTORS	7,594	In many units, the smoke detectors were broken or missing and need to be replaced.
4400	INTERIOR WINDOW SECURITY BARS	52,564	Install breakaway hardware to allow egress through the windows in case of an emergency.
	ALEMANY Totals:	**727,758**	


LEGEND
G APT. BLDG GARBAGE STATION
D.Y LAUNDRY DRYING YARD
L LAUNDRY ROOM
H HEATER ROOM
PLAY CHILD PLAY AREA
770 BLDG OR APT STREET NUMBER
APT. OR SECONDARY BLDG. ENTRANCE
C FLAT IN 3-STORY BLDG.
2-STORY ROW HOUSE OR 3-STORY APT BLDG
750-O = 750 OAKDALE
750-G = 750 GRIFFITH
750-P = 750 PALOU
O - 1BR APT.
- 2BR "
- 3BR "
- 4BR "
- 5BR "
- 6BR "
LOWER WEST
1 BR - 13
2 BR - 58
3 BR - 16
4 BR - 6
5 BR - 9
6 BR - 1
TOTAL - 103
UPPER WEST
1 BR - -
2 BR - 20
3 BR - 6
4 BR - 4
5 BR - -
6 BR - -
TOTAL - 30
NAVY ROAD
PLAY
PARKING
OAKDALE AVENUE
COMMUNITY CENTER
GRIFFITH STREET
PALOU AVENUE
CRISP RD.
N
GRAPHIC SCALE IN FEET
ADDRESS MAP
HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO
Hunters Point A
UPPER WEST &
LOWER WEST
CAL 1-17(A)
REV. 1/83



LEGEND

- G APT. BLDG GARBAGE STATION
- D.Y. LAUNDRY DRYING YARD
- L LAUNDRY ROOM
- H HEATER ROOM
- PLAY-CHILD PLAY AREA
- 770 ▶ BLDG OR APT STREET NUMBER
- ► APT. OR SECONDARY BLDG ENTRANCE
- C◄ FLAT IN 3-STORY BLDG.
- 2-STORY ROW HOUSE OR 3-STORY APT. BLDG
- C.C. COMMUNITY CENTER

N

GRAPHIC SCALE IN FEET

REV. DEC. 1982
JULY. 1983
AUG. 1985
SEPT. 1989

Legend

- ENTRANCE & MAIL BOX LOC.
- H-MAIN ENTRANCE & MAIL BOX
- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	-
1-BR	4
2-BR	44
3-BR	13
4-BR	19
5-BR	-
6-BR	-
TOTAL	80

Hunters Point A

EAST

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL 1-17(A)

CAL 1-17 (A): Hunters Point

EIOP:	1954
Development Type:	Townhouse
Occupancy Type:	Family
Number of units:	213
	Family: 213
	Elderly: 0
Bedroom Distribution:	1 Bedroom (17)
	2 Bedroom (122)
	3 Bedroom (35)
	4 Bedroom (29)
	5 Bedroom (9)
	6 Bedroom (1)
Structure Type:	Wood frame
Number of buildings:	41
Year constructed:	1953

Site Description

Hunters Point consists of three adjacent developments, Upper West, Lower West, and East. They are bordered by Griffith, Palou and Kirkwood Avenu, and Dormitory Road. Two-story four-plexes and six-plexes are scattered around the three sites, with concrete walkways connecting the buildings to the public sidewalk and each other. There are two basketball courts as well as several small play areas around the developments.

Building Envelope and Public Spaces Description

The buildings at Hunters Point are all wood framed with a combination of wood and stucco exterior. The foundations are concrete slab-on-grade. The roofs are low-slope built-up asphalt, and roof drainage is provided by perimeter gutters and exterior downspouts.

Mechanical and Electrical Systems Description

Individual apartments are equipped with gas-fired furnaces and hot water heaters. The buildings originally had a central boiler system, which has been removed. Electrical lines are individually metered.

Unit Interiors

The unit finishes consist of gypsum wallboard ceiling and walls. Floors finishes are mostly original wood flooring in the living rooms and bedrooms and resilient tile or sheet vinyl in the kitchens and bathrooms.

Apparent Safety Problems

There is vinyl asbestos tile present which will eventually need to be removed.

Summary of Issues

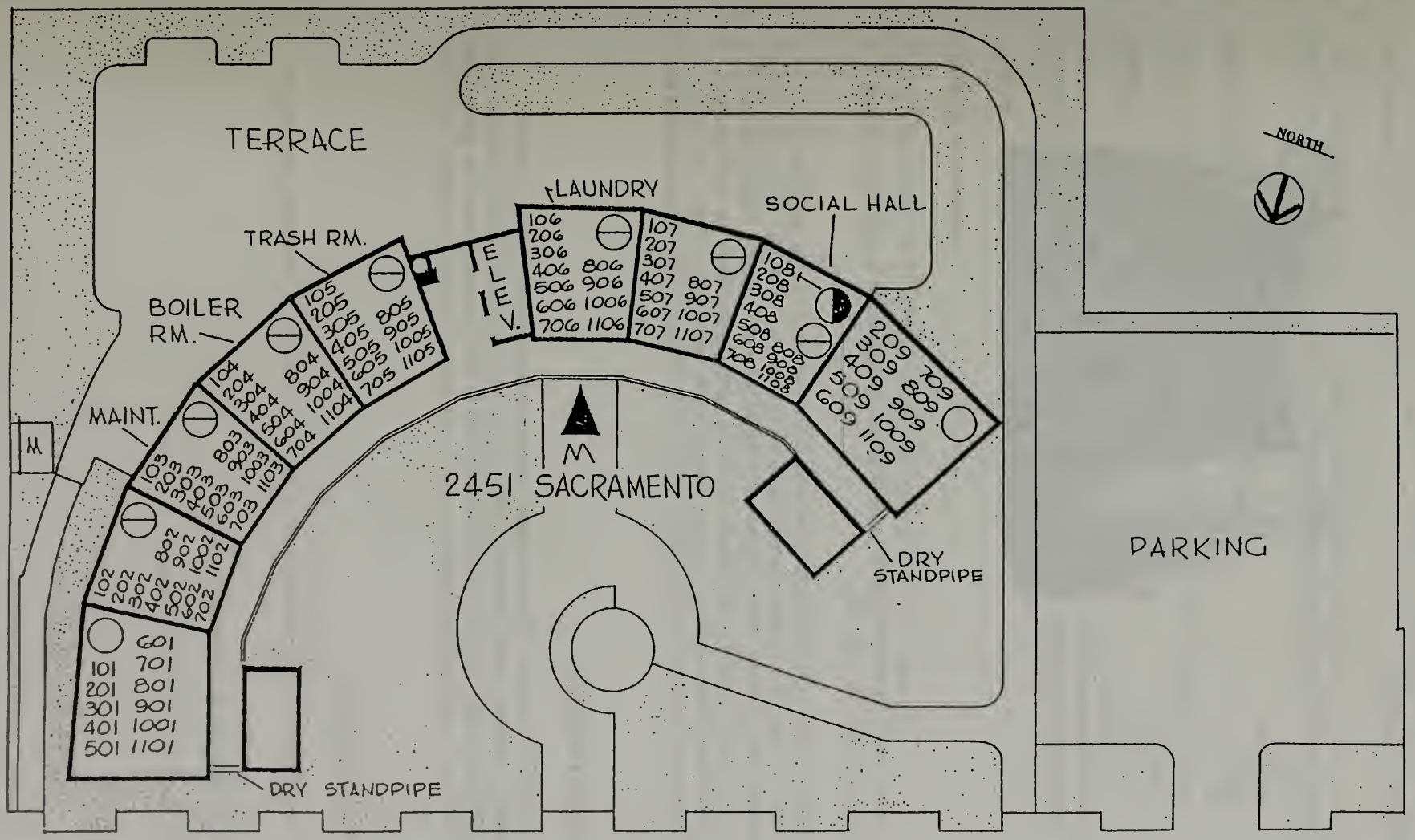
The water, gas and sanitary lines are at the end of their life cycle and need to be replaced. There are many windows that are broken and need to be replaced. The branch panel and power wiring are outdated and need to be replaced to meet current needs.

Handicap Accessibility

Currently there are 3 accessible units. 1 hearing/visual unit is under construction. The common spaces are included in the 5 year plan for access upgrade.

Site		Repair Cost	Comment
012 - HUNTERS POINT			**1-17**
1020	LANDSCAPED AREAS	427,286	The landscaped areas are worn and show lack of regular maintenance. Reseed approximately 80% of the areas.
1050	PAVED VEHICLE SURFACES - ASPHALT	15,896	Repair minor cracks in asphalt and reseal.
1061	PAVED WALKS/SURFACES - CONCRETE	33,856	Repair minor cracks in concrete walks.
1070	CURBING -CONCRETE	1,049	Remove and replace damaged sections of concrete curbing.
1101	MAIL BOXES	29,402	Existing mailboxes are damaged and many are non-functional. Replace 100% of the mailboxes.
1132	BASKETBALL BACKSTOP	17,200	The basketball backstops are beyond repair and need to be replaced.
1170	SITE FURNITURE	140,625	The site furniture has reached the end of it's useful life. Replace 100% of the furniture.
1180	FENCING - CHAIN LINK	21,787	The chain link fence is damaged beyond repair. Replace 100% of the chain link fencing.
1181	FENCING - WOOD	97,682	Most of the wood fence has deteriorated beyond repair. Replace approximately 80% of the fencing.
1210	POLE MOUNTED LIGHTING	9,900	The pole mounted lighting has broken bulbs and covers. Replace the pole mounted lighting.
1260	WATER LINES	181,165	The water lines have reached the end of their useful life. The water lines need to be replaced to meet current needs.
1270	GAS LINES	154,932	The gas lines have reached the end of their useful life. Replace the gas lines to meet current needs..
1290	SANITARY LINES	228,523	The sanitary lines have reached the end of their useful life. Replace the lines to meet current needs..
2050	WOOD, VINYL, OR ALUM WALLS	43,598	Some of the wood siding on the buildings has cracks in it or is warped. The paint is beginning to peel. A few of the buildings have some dry rot in the wood. Building 1222 has fire damage. Repair and paint the walls.
2052	PLASTER WALLS	35,309	In most cases, the stucco is experiencing minor to major cracking. Building 1222 has more serious fire damage and vandalism damage. Patch and paint the walls.
2141	ROOF DRAINAGE - EXTERIOR	2,881	The gutters at Hunters Point East look older than at Hunters Point West. They are experiencing deterioration including grass growing in them and smashed/broken sections. Fix or replace broken or deteriorated sections.
2150	SMALL WINDOWS (<15)	331,558	There are isolated cases where windows are broken and some frames are broken. Building 1222 has windows blown out due to fire damage. Replace the windows.
2151	MEDIUM WINDOWS (15>30 SF)	41,877	There are isolated cases where windows are broken and some frames are broken. Building 1222 has windows blown out due to fire damage. Replace the windows.
2171	WOOD DOORS	3,187	Building 1208 has a fire escape door that is pushed in. Replace the door.
2180	EXTERIOR COVERED AREAS	3,037	Some canopies are experiencing dry rot and will start to fail. Replace damaged wood and re-seal.
2192	EXTERIOR STAIRS - WOOD	33,555	The wood stairs are in sound condition but need to be re-sealed and repainted.
2200	FIRE ESCAPE	7,500	Building 1210A has a fire escape with broken elements, including the ladder. Replace the fire escape.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	95,876	All of the buildings contain a mix of old and new lights. The older lights need to be replaced and upgraded.

Site		Repair Cost	Comment
012 - HUNTERS POINT			**1-17**
2220	DECKS WITH RAILING	10,590	The wooden decks and railings are experiencing dry rot and, need to be re-sealed and repainted. Replace the decks.
3030	GAS DISTRIBUTION	375,073	The gas lines are outdated and need to be replaced to meet current needs.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	837,929	The water pipes are outdated and need to be replaced to meet current needs.
3050	SANITARY DISTRIBUTION - CAST IRON	628,447	The sanitary lines are outdated and experiencing many problems. Replace the lines to meet current needs.
3110	BRANCH PANEL	115,865	The branch panels at Hunters Point East are outdated and need to be replaced to meet current needs.
3120	POWER WIRING	480,150	The wiring at Hunters Point East is outdated and needs to be replaced to meet current needs.
4011	WALL SURFACE - GWB	101,831	Several units have damage to the wall surface. Patch holes and cracks in wall surfaces and repaint.
4023	CEILING SURFACES - GWP	16,027	Three units have damage to the ceiling surface. Patch holes and cracks in ceiling surface and repaint.
4032	WOOD FLOORS	174,357	Replace worn and damaged hardwood flooring in several units.
4033	RESILIENT FLOORING	49,853	Eight units and the Community Center all have resilient flooring that is damaged and needs to be replaced. There is also asbestos tile to be abated and replaced with resilient flooring.
4040	DOORS & FRAMES	183,106	Doors are misaligned and require new hardware. Repair the doors. Many doors and frames require complete replacement.
4070	CASEWORK	213,610	Several units have casework that is damaged beyond repair. Replace the casework.
4100	PLUMBING FIXTURES	19,230	Several units have plumbing fixtures that need to be repaired or replaced.
4113	LOCAL HVAC	10,500	Wall mounted gas fired furnace in the laundry at the Community Center does not work properly. It needs to be replaced with a new unit.
4190	WINDOW SHADE DEVICES	6,037	Four units have window shading devices that are in disrepair and need to be replaced.
4210	LIGHTING FIXTURES	768	Several units have lighting fixtures that are inoperable and need to be replaced.
4240	REFRIGERATOR	1,800	The refrigerator in unit 1050 Griffith is tenant owned and will need to be replaced upon move out.
4241	RANGE/HOOD	3,450	The range in several units has reached the end of the useful life and some burners no longer function properly. Replace the ranges and hoods.
	HUNTERS POINT Totals:	**5,186,304**	



NOTE: SERVICE RMS. SHOWN ON PLAN ARE ALL ON GRD FLOOR
PROJECT TOTAL. 98 DU

LEGEND	UNIT DISTRIBUTION	CAL 1-18(1) JOHN F. KENNEDY TOWERS	REV.
ENTRANCE & MAIL BOX LOC. 0 - Bedroom Apartment 1 - Bedroom Apartment 2 - Bedroom Apartment 3 - Bedroom Apartment 4 - Bedroom Apartment 5 - Bedroom Apartment 6 - Bedroom Apartment	0-BR . . . . . 76 1-BR . . . . . 21 2-BR . . . . . 1 3-BR . . . . . 0 4-BR . . . . . 0 5-BR . . . . . 0 TOTAL 98	ADDRESS MAP HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA	1966 9-97

CAL 1-18 (1): John F. Kennedy Towers

EIOP:	1974
Development Type:	High-rise
Occupancy Type:	Senior
Number of units:	98
	Family: 0
	Elderly: 98
Bedroom Distribution:	Studio (76)
	One bedroom (21)
	Two bedroom (1)
Structure Type:	Reinforced concrete
Number of buildings:	1
Year constructed:	1974

Site Description

John F. Kennedy Towers is located at 2451 Sacramento Street, near Webster. The building is a half-moon shape when viewed in plan and rises eleven stories to a flat roof.

The site is relatively flat with a gradual slope from west to east. Because of the building's shape, a half circle courtyard is formed in front of the building and a large backyard area is left behind the building. The front courtyard space contains extensive landscaping with a central water fountain. The backyard area is mostly a paved terrace space with a strip of landscaping running between the terrace and an access ramp coming from the parking area. Parking is on site and located to the west of the building. It can be accessed from Sacramento Street. There is a walkway with stairs on the east side of the building connecting the rear of the building and the service areas to the street.

Building Envelope and Public Spaces Description

The building is constructed out of site-cast concrete. The concrete displays no apparent deterioration, and has recently been repainted. The exterior windows, doors, and frames are original to the building and date back to 1974. All 98 units are accessed by exterior walkways that are cantilevered off of the building at each floor. The ground level houses all common spaces, offices, the laundry, and mechanical rooms. The roof is a membrane system sloping to an interior drainage system.

Mechanical and Electrical Systems Description

All units and common areas are heated by hydronic radiation run off of two main boilers. The boilers also provide hot water to the building.

Electrical panels are circuit breaker type and are located in each unit.

Two elevators and two fire stairs access all floors of the building.

Unit Interiors

Unit finishes consist of plaster over concrete walls and ceilings. Flooring in the units is chiefly resilient tile with sheet vinyl in the bathrooms. Asbestos tile was observed in many units. The cabinets in the kitchen are original and date back to 1966.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

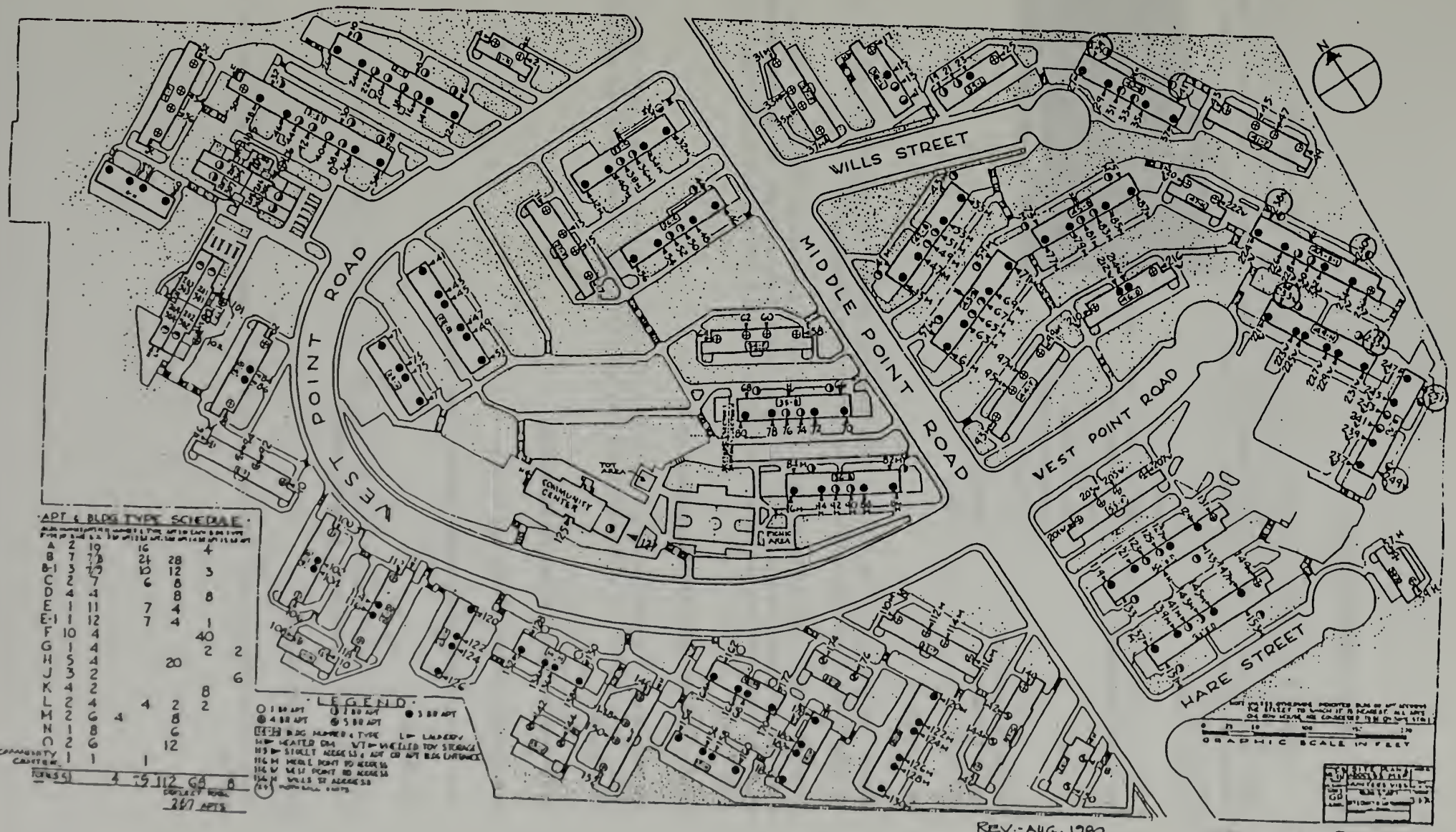
Summary of Issues

The metal doors are severely rusted and the weatherstriping is deteriorating. Boiler and boiler room equipment are at the end of their life cycle and need replacement. The intercom system is outdated and in need of replacement. The windows have leaks that allow air to leak in. The elevators have continual maintenance issues and should be replaced.

Handicap Accessibility

Currently there are 5 accessible. The common spaces have access upgrades.

Site		Repair Cost	Comment
020 - JFK TOWERS			**1-18**
1020	LANDSCAPED AREAS	11,109	There is a concrete water fountain on the front side of the building. The bottom of the pool needs to be cleaned and the pump and motor for the fountain is malfunctioning and should be replaced.
1050	PAVED VEHICLE SURFACES - ASPHALT	2,158	Surface cracking exists in the parking lot. The entire parking area should be seal coated. 70% of the wheel stops are severely deteriorated or broken. These should be replaced.
1181	FENCING - WOOD	2,453	At the rear of the building is an exterior patio partially enclosed by wooden fencing. Many panels have fallen off of the fence structure. The fence structure is showing severe deterioration and is failing and needs to be replaced.
1201	DRAINAGE - SURFACE RUNOFF	8,364	At the rear exterior patio, the drain is partially clogged and should be cleaned out. There is a section where the concrete has settled causing water to pool when it rains.
2150	SMALL WINDOWS (<15)	182,268	The windows are original to the building and date to 1966. The frames are severely rusted and allow air to leak through into the spaces. All frames should be replaced.
2151	MEDIUM WINDOWS (15>30 SF)	62,370	The windows are original to the building and date to 1966. The frames are severely rusted, and allow air to leak through into the spaces. All frames should be replaced.
2170	METAL DOORS	139,607	The doors have maintained their integrity and can still be used, but the metal door frames are severely rusted. Weatherstripping is deteriorated. The door frames need to be repaired.
3090	TRASH COMPACTORS	15,000	At the base of the trash chute is a compactor installed in 1992. It is showing signs of wear and should be replaced to meet current needs.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The building intercom is original to the building and should be replaced to meet current needs.
3270	BOILERS - HOT WATER #1	236,196	per Mechanical Solutions study dated 4/02.
3271	BOILERS - HOT WATER #2	236,196	per Mechanical Solutions study dated 4/02.
3290	BOILER ROOM EQUIPMENT	262,444	per Mechanical Solutions study dated 4/02.
3300	BOILER ROOM CONTROLS	26,594	per Mechanical Solutions study dated 4/02.
3310	BOILER ROOM PIPING	104,978	per Mechanical Solutions study dated 4/02.
4033	RESILIENT FLOORING	96,976	There is asbestos tile to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	189,510	Units have asbestos flooring that needs to be abated.
4070	CASEWORK	11,430	The kitchen in the community room has casework that needs to be repaired. Several of the drawers are painted shut. Some of the sliding cupboards get stuck in the tracks. The track is off of one of the drawers.
4100	PLUMBING FIXTURES	15,200	The bathroom sink in Unit 107 is cracked and leaking and needs replacement.
	JFK TOWERS Totals:	**1,622,853**	


WILLS STREET
MIDDLE POINT ROAD
WEST POINT ROAD
WEST POINT ROAD
HARE STREET
COMMUNITY CENTER
TOT AREA
PARK AREA
N
GRAPHIC SCALE IN FEET
APT & BLDG TYPE SCHEDULE
LEGEND
REV.-AUG. 1980
MAY 1981
JUNE 1982
HUNTER'S VIEW PM 304

CAL 1-18 (3): Hunters View

EIOP:	1957
Development Type:	Walkup
Occupancy Type:	Family
Number of units:	267
	Family: 267
	Elderly: 0
Bedroom Distribution:	One-Bedroom (4)
	Two-Bedroom (75)
	Three-Bedroom (112)
	Four-Bedroom (68)
	Five-Bedroom (8)
Number of buildings:	51
Type of building:	Wood Frame
Year constructed:	1956

Site Description

Hunters View is located in the vicinity of West Point Road, Middle Point Road, Wills Street and Hare Street. All of the buildings are of a simple rectilinear design with shallow, pitched roofs.

Concrete sidewalks connect each building. Concrete slabs provide clothes-drying areas. Concrete retaining walls divide the site into terraces separated by half flights of stairs. Public areas that are not paved are seeded with grass, shrubs and trees. Two areas are set aside for basketball courts and several play areas are also located throughout the project.

Building Envelope and Public Spaces Description

The town houses and walk-ups have a wood frame structure. The exterior finish is a combination of wood siding and stucco. The roofs are torch down asphalt and were replaced in 1999. Dwelling units are accessed from public and site sidewalks.

Mechanical and Electrical Systems Description

Each unit has a hot water heater and furnace.

Electrical panels are circuit breaker type and located in each unit.

Unit Interiors

The unit finishes consist of gypsum board ceilings and walls. The floor covering is vinyl in the kitchen areas, and wood flooring in the bedrooms and living spaces.

Apparent Safety Problems

Several units are missing smoke detectors. There is vinyl asbestos tile present that will eventually need to be removed.

Summary of Issues

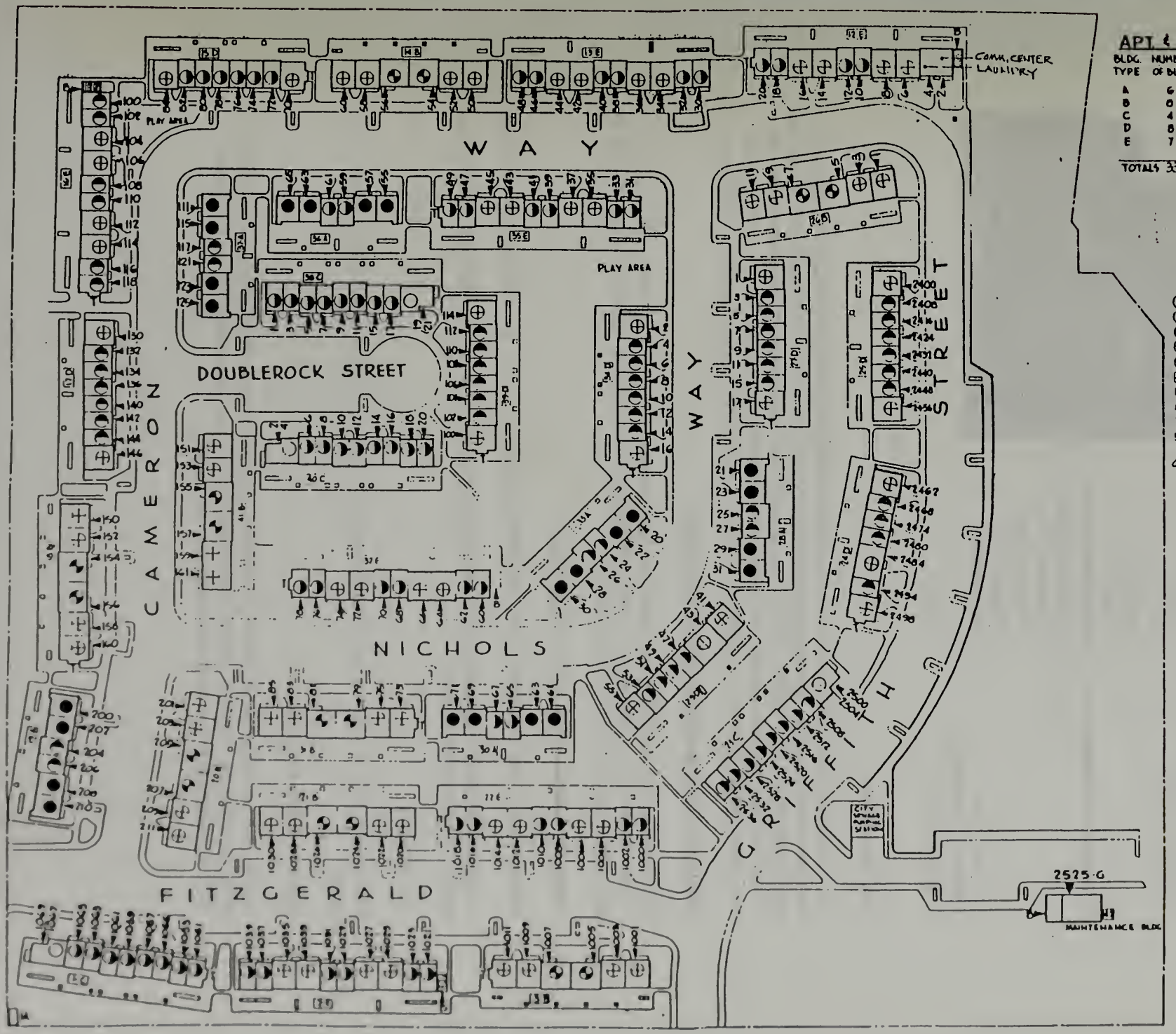
The electrical systems (wiring, branch panel, and electrical panel) need to be replaced. The siding on the buildings have dry rot. The windows need to be replaced. The landscaping needs to be reseeded or replanted. The entire irrigation system needs to be replaced to meet current needs. All of the steps and ramps have damage and need to be repaired. The galvanized hot and cold water distribution lines need to be replaced.

Handicap Accessibility

Currently there is 1 accessible unit. The Head Start has been funded for access upgrades through the CDBG.

Site		Repair Cost	Comment
015 - HUNTER'S VIEW			**1-18**
1020	LANDSCAPED AREAS	887,107	All of the landscaping needs to be reseeded and replanted.
1061	PAVED WALKS/SURFACES - CONCRETE	147,076	Damaged pedestrian walkways need to be repaired.
1090	PLAYGROUND EQUIPMENT	16,177	The playground equipment by the day care center needs to be replaced due to fire damage.
1100	STEPS / RAMPS	550,926	All of the steps and ramps have some damage and need to be repaired.
1132	BASKETBALL BACKSTOP	4,300	Broken backstops and hoops need to be replaced.
1170	SITE FURNITURE	3,438	The broken bench, near the basketball court, needs to be replaced.
1180	FENCING - CHAIN LINK	144,652	Torn and missing chain link fencing needs to be replaced.
1190	RETAINING WALLS	673,998	Repair cracked and broken areas of the retaining walls.
1210	POLE MOUNTED LIGHTING	15,300	Replace or repair pole mounted lighting. Tenants expressed concern that some fixtures had been disconnected and no longer provide intended security.
1240	UNDERGROUND ELECTRICAL DISTRIBUTION	299,000	Per maintenance personnel, the underground electrical service is in poor condition and needs to be replaced.
1260	WATER LINES	85,670	Portions of the water lines are corroding and need to be replaced.
1290	SANITARY LINES	425,167	Various areas of the site sanitary lines are cracking and the lines need to be replaced.
2050	WOOD, VINYL, OR ALUM WALLS	479,424	Dry rotted and damaged siding are present. Replace the siding.
2052	PLASTER WALLS	17,430	Cracks and deterioration are present in the stucco siding and need to be repaired and resealed.
2141	ROOF DRAINAGE - EXTERIOR	9,040	Some of the downspouts have portions missing and others are rusted through. Replace the damaged downspouts.
2150	SMALL WINDOWS (<15)	45,470	Replace broken windows. Some sashes and frames need to be replaced as well.
2151	MEDIUM WINDOWS (15>30 SF)	367,443	Replace broken windows. Some sashes and frames need to be replaced as well
2152	LARGE WINDOWS (>30)	143,132	Replace broken windows. Some sashes and frames need to be replaced as well
2170	METAL DOORS	1,874	Replace damaged doors and frames.
2171	WOOD DOORS	66,393	Replace damaged doors and frames.
2190	EXTERIOR STAIRS - CONCRETE	1,699	Repair & seal cracked stairs.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	3,212	Replace broken lens and bulbs on some of the building lights.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	989,461	Replace galvanized water lines, due to rust.
3110	BRANCH PANEL	318,041	Replace inadequate mains and building electrical service. Upgrade service to meet current needs.
3120	POWER WIRING	1,413,516	Replace old power wiring to meet current needs.
4011	WALL SURFACE - GWB	66,302	In approximately 50% of the units, the wall surface has sustained levels of damage. The wall surface needs to be repaired and painted.
4016	WALL SURFACE - CERAMIC TILE/STONE	3,460	There are several units that need ceramic tile replaced in the bathroom.
4023	CEILING SURFACES - GWP	8,810	Several units have evidence of water damage and holes. These ceiling surfaces need to be repaired and painted.
4032	WOOD FLOORS	60,665	Fifteen units need to have hardwood floors refinished.

Site		Repair Cost	Comment
015 - HUNTER'S VIEW			**1-18**
4033	RESILIENT FLOORING	56,871	Five units have resilient flooring that need replacement at levels of 5% to 20%. Many other units need to have asbestos tile abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	154,050	Approximately 50% of units have some level of asbestos tile to be abated.
4040	DOORS & FRAMES	67,766	Approximately 50% of the units have doors that need to repaired or replaced due to damage.
4060	INTERIOR STAIRWAYS	92,170	The interior stairways at 77 Middle Point Road and 24 West Point Road are structurally unsound and need to be replaced.
4070	CASEWORK	162,713	The case work in approximately 50% of the units is in some level of disrepair. The case work needs to be repaired or replaced.
4090	TOILET ACCESSORIES	8,288	Approximately 50% of the units have toilet accessories that are broken or inadequate. These need to be replaced.
4100	PLUMBING FIXTURES	129,381	Approximately 30% of the units have some kind of repair or replacement needed for plumbing fixtures.
4140	HOT WATER HEATER	3,938	The hot water heater at 30 West Point is inadequate and needs to be replaced.
4190	WINDOW SHADE DEVICES	16,250	The window shading devices for 8 units are missing or broken. These need to be replaced.
4230	ELECTRICAL PANEL & WIRING	1,082,296	The electrical panel and wiring needs to be replaced to meet current needs.
4240	REFRIGERATOR	12,400	Many refrigerators are old and inefficient. The refrigerators need to be replaced to meet current needs.
4241	RANGE/HOOD	13,225	The range and hood in several units are old or broken and need repair or replacement.
4310	SMOKE / FIRE DETECTORS	6,750	The smoke detectors at 70 West Point Drive, 166 West Point Drive and 166 West Point Road are missing.
	HUNTER'S VIEW Totals:	**9,054,278**	



APT & BLDG. TYPE SCHEDULE

BLDG. TYPE	NUMBER OF BLDGS	APTS PER BLDG	NO. & TYPE APTS-1 BR	2 BR	3 BR	4 BR	5 BR
A	6	6		12	24		
B	0	6				92	16
C	4	10	8	32			
D	8	7		44		18	
E	7	10		40		28	
TOTALS	33		8	128	24	78	16

PROJECT TOTAL: 254 APTS.

LEGEND

- 1-BR APT
- 2-BR APT
- 3-BR APT
- 4-BR APT
- 5-BR APT
- BLDG. NUMBER & TYPE
- B — BOILER ROOM
- M — MASTER GAS METER
- T — TOOL ROOM
- 50 — STREET ADDRESS & APT OR APT BLDG ENTRANCE

COMM. CENTER - COMMUNITY CENTER

GRAPHIC SCALE IN FEET

Rev.#1 - 10/24/83
Rev.#2 - 12/19/85
Rev.#3 - 12/30/85

PM 380

ADDRESS MAP

ALICE GRIFFITH
GARDEN HOMES CAL 1-40

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

CAL 1-18 (4): Alice Griffith

EIOP:	1963
Development Type:	Townhouses
Occupancy Type:	Family
Number of units:	254
	Family: 254
	Elderly: 0
Bedroom Distribution:	1 Bedroom (8)
	2 Bedroom (128)
	3 Bedroom (24)
	4 Bedroom (78)
	5 Bedroom (16)
Structure Type:	Wood Frame
Number of buildings:	33
Year constructed:	1962

Site Description

The Alice Griffith complex consists of 33 two-story townhouse style buildings scattered throughout the twenty-four acre site. There are five building types that are similar in architectural style, but the unit configurations vary slightly. There is also a small building in the southeast corner of the site which houses a child care center. Site landscaping is primarily mowed grass with some plantings near the buildings. There is a basketball court and a tot lot in the northeast corner of the site.

Building Envelope and Public Spaces Description

The buildings at Alice Griffith are wood frame construction with stucco and wood siding exterior. All foundations are slab-on-grade. Roofs are low slope with a built-up asphalt covering, draining to perimeter gutters and exterior downspouts.

Mechanical and Electrical Systems Description

There are four boiler stations that provide hydronic heating to all units as well as domestic hot water.

The electrical system consists of transformers, distribution panels and unit fuse boxes. The housing authority owns the transformers.

Unit Interiors

Unit finishes consist of plaster walls and ceilings, with resilient tile flooring. Doors are hollow core wood.

Apparent Safety Problems

The playground equipment is broken or vandalized and is a hazard to the children. There is lead based paint present. There is vinyl asbestos tile present that will eventually need to be removed. There is asbestos pipe insulation that needs to be replaced.

Summary of Issues

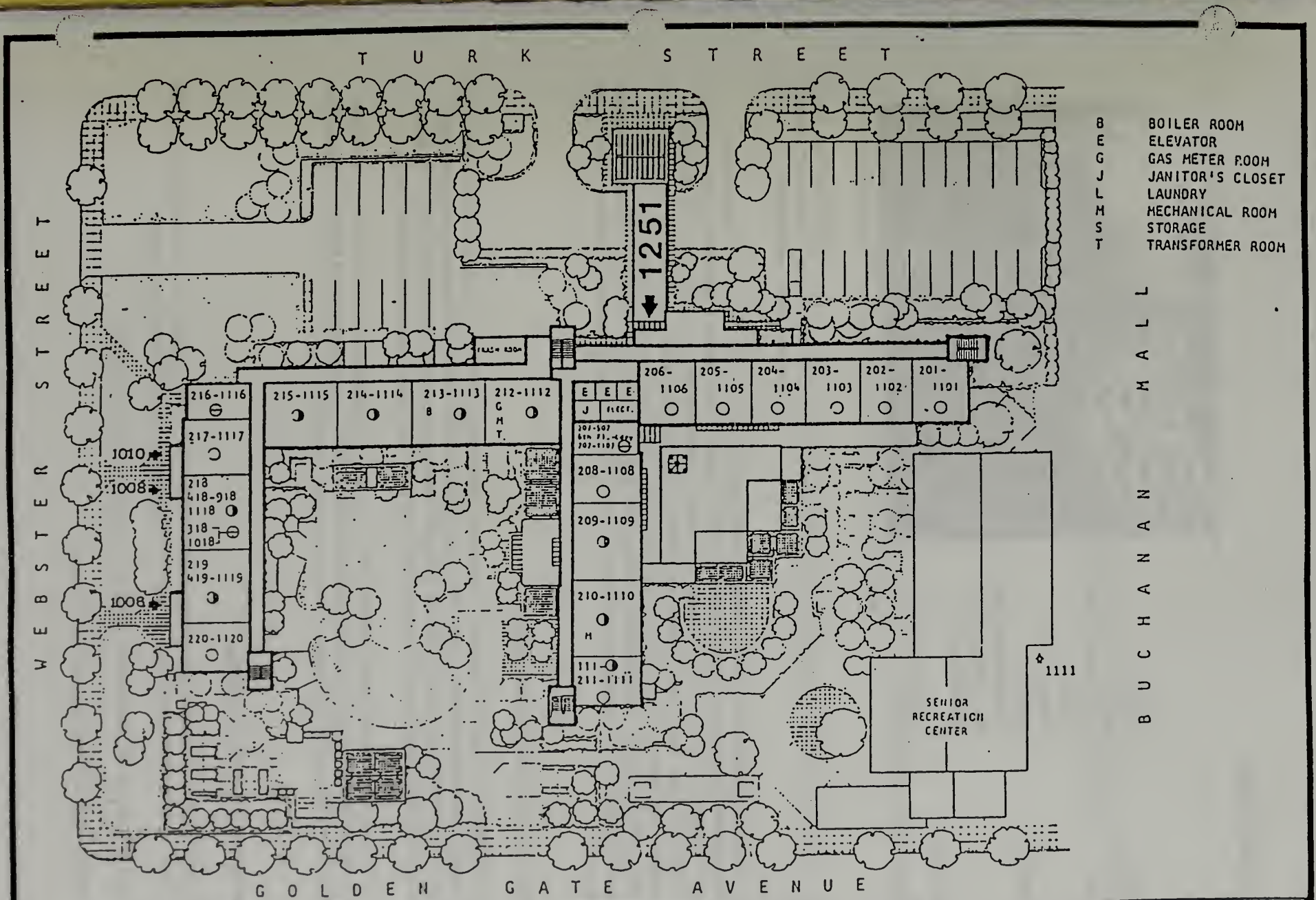
The wood siding is falling off and weather damage is occurring to the structure beneath. The windows frames are dilapidated and have broken glass. The electrical systems are in need of replacement. Boiler and boiler room equipment are at the end of their life cycle and need replacement. The grass areas are eroded and need to be reseeded. The irrigation system is in disrepair.

Handicap Accessibility

Currently there is 1 accessible unit. Almost all units are two-story with the exception of four flats. The Boys and Girls Club is being funded for access upgrades through the CDBG.

Site		Repair Cost	Comment
016 - ALICE GRIFFITH			**1-18**
1020	LANDSCAPED AREAS	1,230,479	All grass areas are eroded and need to be reseeded as well as replacing rotted trees.
1030	IRRIGATION SYSTEM	1,390,441	The irrigation system is in disrepair and approximately 75% needs to be replaced.
1051	PAVED VEHICLE SURFACES - CONCRETE	491,622	Deterioration and severe cracking exists requiring removal of the concrete to the base course.
1061	PAVED WALKS/SURFACES - CONCRETE	1,355,569	Major settlement which requires replacement of the sub-base structure, base and surface exists.
1070	CURBING -CONCRETE	87,912	Approximately 50% of the concrete curbing at this site is cracked and broken and needs to be replaced.
1080	PLAYGROUND AREAS	68,891	The playground areas need to be replaced to meet current needs.
1090	PLAYGROUND EQUIPMENT	210,302	The playground equipment is broken and vandalized. All of the equipment needs to be replaced.
1100	STEPS / RAMPS	24,739	Approximately 90% of the concrete stairs are chipped and needs to be repaired and sealed.
1180	FENCING - CHAIN LINK	267,952	All of the chain link fencing is rusted and has lost its integrity. It all needs to be replaced.
1190	RETAINING WALLS	110,453	The retaining walls are chipped. They need to be patched and sealed.
2050	WOOD, VINYL, OR ALUM WALLS	394,875	The wood siding is falling off. Weather damage occurring to structure beneath. It needs to be replaced.
2052	PLASTER WALLS	199,146	The plaster has cracks and holes requiring patch work. Areas of plaster missing exposing underlying structure.
2071	ABATE LEAD BASED PAINT	161,197	Lead based paint was found throughout. This needs to be abated.
2150	SMALL WINDOWS (<15)	4,623,034	Glass is broken and frames are dilapidated. The windows need to be replaced.
2170	METAL DOORS	25,064	The metal doors are dented and damaged. Doors are old and need to be replaced.
2171	WOOD DOORS	382,419	The wood doors are damaged and need to be replaced.
2180	EXTERIOR COVERED AREAS	318,179	The wood canopies are completely dilapidated, causing weather damage to underlying structure. The wood canopies need to be replaced.
2190	EXTERIOR STAIRS - CONCRETE	9,424	The concrete stairs are old and have cracks that require patch work.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	122,157	The exterior lights are old and need replacement to meet current needs.
2220	DECKS WITH RAILING	9,639	The wood deck and railings are dilapidated and require replacement.
3010	HEATING RISERS - PIPING	2,052,159	per Mechanical Solutions Study 4/02.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	1,064,083	The galvanized water piping needs to be replaced to meet current needs.
3100	SWITCHGEAR	1,140,089	The wwitchgear is substandard and has constant overloads. It needs to be replaced to meet current needs.
3110	BRANCH PANEL	342,027	The branch panel is substandard and has constant overloads. Replace to meet current needs.
3120	POWER WIRING	1,520,118	The power wiring is substandard and has constant overloads. It needs to be replaced to meet current needs.
3270	BOILERS - HOT WATER #1	133,367	per Mechanical Solutions Study 4/02.
3290	BOILER ROOM EQUIPMENT	610,868	per Mechanical Solutions Study 4/02.
3300	BOILER ROOM CONTROLS	61,901	per Mechanical Solutions Study 4/02.

Site		Repair Cost	Comment
016 - ALICE GRIFFITH			**1-18**
3310	BOILER ROOM PIPING	244,347	per Mechanical Solutions Study 4/02.
3320	ABATE ASBESTOS PIPE INSULATION	488,694	per Mechanical Solutions Study 4/02.
4011	WALL SURFACE - GWB	122,754	Approximately 20% of GWB walls require holes and cracks to be repaired and painted.
4016	WALL SURFACE - CERAMIC TILE/STONE	295	The ceramic tile needs to be replaced due to disrepair.
4023	CEILING SURFACES - GWP	46,881	Approximately 50% of ceilings need cracks patched, repaired, and painted.
4033	RESILIENT FLOORING	74,520	Tiles are lifting off in certain areas of resilient flooring. There are many units throughout that need to have asbestos tile to be abated and replaced with resilient flooring.
4040	DOORS & FRAMES	154,266	Most doors have been vandalized and are in disrepair. All doors need to be replaced.
4060	INTERIOR STAIRWAYS	184,340	The wood treads on stairs are worn and require refurbishing.
4070	CASEWORK	195,220	The counter tops, drawers, and doors need to be replaced due to wear and tear.
4090	TOILET ACCESSORIES	6,064	Toilet accessories need to be replaced due to old age and missing parts.
4100	PLUMBING FIXTURES	94,625	Most units need showers installed. Old fixtures need to be upgraded to meet current needs.
4110	HYDRONIC RADIATION	147,154	The hydronic radiators are old and don't work. All radiators need to be replaced.
4190	WINDOW SHADE DEVICES	20,784	Most units need new window shading due to tears and broken hangers.
4241	RANGE/HOOD	3,000	The range and hoods are old and require replacement to meet current needs.
4400	INTERIOR WINDOW SECURITY BARS	36,800	Two units have interior security bars that do not have a breakaway mechanism. These need to be replaced.
	ALICE GRIFFITH Totals:	**20,227,844**	



SITE PLAN 0 4 8 24 48 NORTH

LEGEND	UNIT DISTRIBUTION	CAL 1-18(5) ROSA PARKS SENIOR APTS.	REV.
ENTRANCE & MAIL BOX LOC.	0-BR 19	ADDRESS MAP	11-84
0 - Bedroom Apartment	1-BR 100		9-97
1 - Bedroom Apartment	2-BR 77		
2 - Bedroom Apartment	3-BR 0		
3 - Bedroom Apartment	4-BR 2		
4 - Bedroom Apartment	5-BR 0		
5 - Bedroom Apartment	TOTAL 198	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA	

CAL 1-18 (5): Rosa Parks

EIOP:	1962
Development type:	High-rise
Occupancy type:	Senior
Number of units:	198
	Family: 0
	Elderly: 198
Bedroom Distribution:	Studio (19)
	One bedroom (100)
	Two bedroom (77)
	Four bedroom (2)
Number of buildings:	2
Structure type:	Reinforced concrete
Year constructed:	1961

Site Description

Rosa Parks was completely renovated in 1984, and at that time was turned into senior housing. The complex is composed of one apartment building and another building that is leased to the Parks & Recreation Department that houses the Senior Recreation Center. The site is relatively flat and is bordered on three sides by city streets and on the fourth by a pedestrian mall. The site is completely enclosed within welded steel security fencing. The building is situated in the center of the site with the main entry from the north, while the Senior Recreation Center is located in the southeast corner of the property. Paved pedestrian areas with benches enclose the landscaped grounds. Some are protected by overhead trellises. A covered area in the front connects the building to the street. There are two parking lots on the north side.

Building Envelope and Public Spaces Description

The building at Rosa Parks is a single high-rise with two wings perpendicular to the main building section. The first floor houses the majority of the community space. The building office, lobby, community rooms, and kitchen are located here. Laundry facilities are located on the first and sixth floors, and two additional community rooms along with a hydrotherapy room are located on the top floor. The District "A" offices are located on the first floor.

The building is a site-cast concrete structure. Its painted surfaces appear in good condition. The aluminum windows and metal doors were updated during a previous renovation effort in 1984. The roof contains a terrace with planters. The roof and terrace are built-up roofing systems – the terrace without ballasting.

Mechanical and Electrical Systems Description

The units are heated by hydronic radiation using water from a boiler. Electric baseboards heat the smaller community rooms on the top floor, while the large community rooms on the ground floor have forced air systems.

Three elevators and four stairwells complete the vertical circulation within the building.

The electrical system includes both fuses and circuit breakers.

The building has a fire-suppression sprinkler system throughout.

Unit Interiors

The interior finishes consist of painted concrete ceilings, and plaster-finished concrete walls. The flooring is resilient tile. During the renovation in 1984, the kitchen cabinets were replaced along with the appliances.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

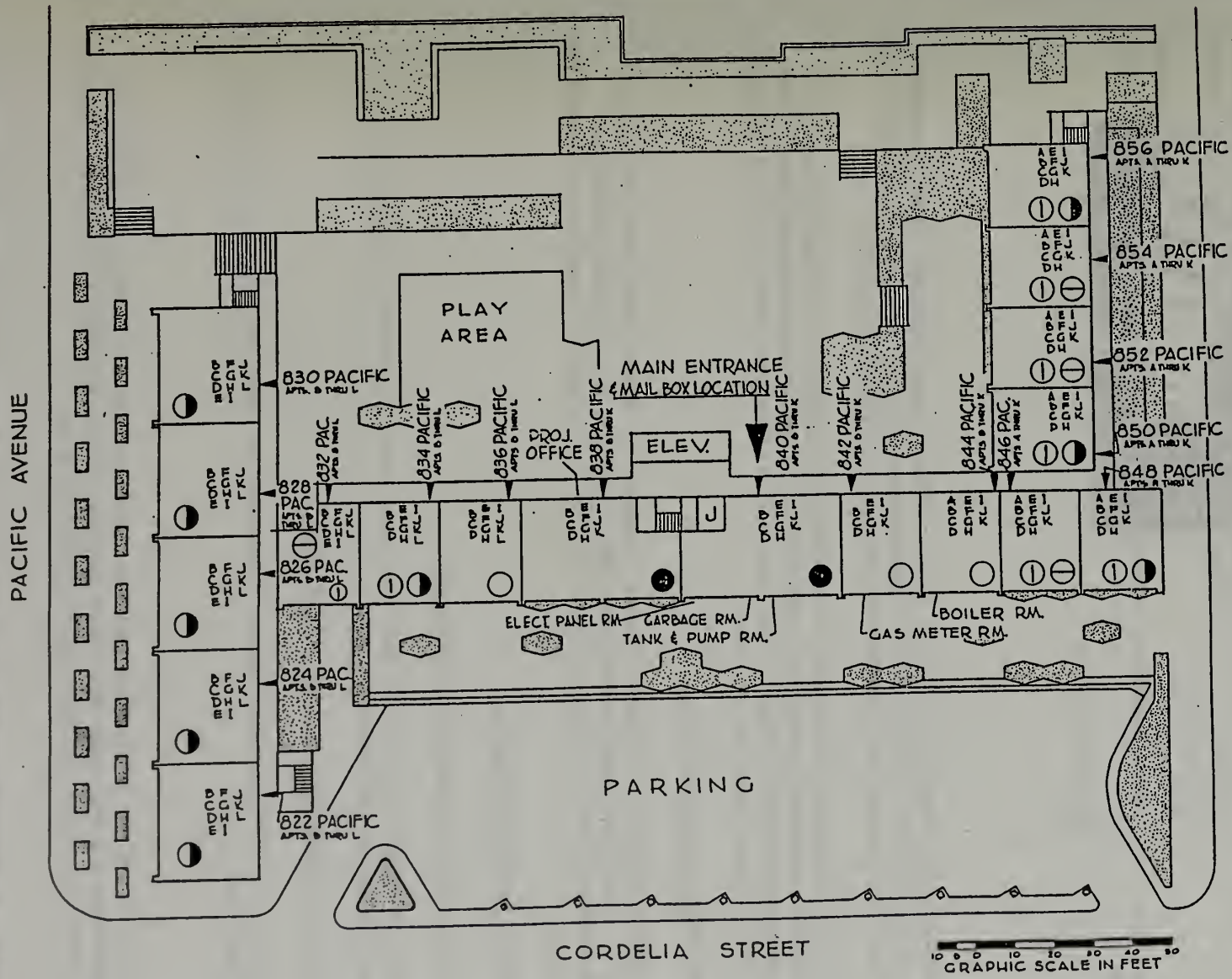
Summary of Issues

The building exterior walls are in need of waterproofing. The Roof has isolated leaks that need to be repaired. The intercom system should be replaced per Mechanical Solutions study.

Handicap Accessibility
Currently there are 17 accessible units. The development was comprehensively modernized in 1985. The common spaces were upgraded to 1985 standards.

Site		Repair Cost	Comment
017 - ROSA PARKS			**1-18**
1020	LANDSCAPED AREAS	13,290	Approximately 20% of landscaping requires reseeding.
1051	PAVED VEHICLE SURFACES - CONCRETE	2,397	There is evidence of occasional isolated damage and cracking. These areas need to be repaired and sealed.
1061	PAVED WALKS/SURFACES - CONCRETE	58,354	There is evidence of occasional isolated cracking and chipping throughout 50% of paved concrete walk surface.
1062	PAVED WALKS/SURFACES - SPECIAL	939	Cracked bricks in the corner need to be replaced in front of building.
1180	FENCING - CHAIN LINK	625	The fence is showing signs of deterioration and needs to be replaced.
1183	FENCING - OTHER	385	The rron fencing has isolated sports that are rusting and needs to be repaired.
1190	RETAINING WALLS	15,514	the walls are structurally sound but there is evidence of cracking that needs to be repaired.
1191	LANDSCAPE RETAINING WALL - WOOD	9,400	The retaining wall has areas that are cracked and need to be repaired.
1200	DRAINAGE - UNDERGROUND	10,193	The back courtyard drain backs-ups and ponds. This drain needs to be maintained.
2051	MASONRY WALLS	181,682	50% of the building needs to be repainted and waterproofed.
2052	PLASTER WALLS	15,528	50% of the building needs to be repainted and waterproofed.
2080	BUILT-UP, MEMBRANE OR FOAM ROOF	46,347	There are small leaks in isolated areas throughout roof. These leaks need to be repaired.
2081	ASPHALT OR FIBERGLASS SHINGLES	6,953	There are small leaks in isolated areas throughout roof. These leaks need to be repaired.
2090	PARAPET WALL	18,436	Portions of coping have lost integrity and need to be replaced.
2190	EXTERIOR STAIRS - CONCRETE	435	The stairs show signs of weathering and require patching and sealing.
3090	TRASH COMPACTORS	15,000	Replace according to SFHA staff interview, to meet current needs.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	per Mechanical Solutions study dated 4/02.
4011	WALL SURFACE - GWB	25,421	Several interior areas have wall surfaces that are damaged and need to be repaired.
4016	WALL SURFACE - CERAMIC TILE/STONE	840	Some of the ceramic tiles in the Recreation Building are chipping and broken. These need to be replaced.
4033	RESILIENT FLOORING	672	There is asbestos present which needs to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	3,630	The asbestos tile needs to be abated.
4090	TOILET ACCESSORIES	2,000	Several units have damaged or missing toilet accessories. Replace missing or damaged accessories.
4100	PLUMBING FIXTURES	43,928	Several units have plumbing fixtures that are damaged and need to be replaced.
4240	REFRIGERATOR	49,200	Many refrigerators are old and inefficient. The refrigerators need to be replaced to meet current needs.
4241	RANGE/HOOD	15,000	Many units have range / hoods that are old and inadequate. These need to be replaced to meet current needs.
4270	INTERCOM	95,288	Replace according to SFHA staff interview. Intercom needs to be replaced to meet current needs.
4300	EMERGENCY CALL SYSTEM	825	The emergency call panel is broken in the Manager's apartment and needs to be replaced.

Site		Repair Cost	Comment
017 - ROSA PARKS			**1-18**
4310	SMOKE / FIRE DETECTORS	675	The smoke detector in several units is dysfunctional and needs to be replaced.
	ROSA PARKS Totals:	**652,957**	



① CONVERTIBLE APT. - INDICATES NUMBER OF BEDROOMS APT. CAN BE CONVERTED TO.

NOTE:
SERVICE RMS. SHOWN ON PLAN ARE ALL ON GROUND FLOOR. LAUNDRY LOCATED ON 12TH FLR (FLR L) APT. LETTER INDICATES FLOOR (846A - 1ST FLR, 846B - 2ND FLR., ETC.). ALL APTS HAVE PACIFIC AVE. ADDRESSES.

LEGEND
ENTRANCE & MAIL BOX LOC.
0 - Bedroom Apartment
1 - Bedroom Apartment
2 - Bedroom Apartment
3 - Bedroom Apartment
4 - Bedroom Apartment
5 - Bedroom Apartment
6 - Bedroom Apartment

UNIT DISTRIBUTION	
0-BR	44
1-BR	31
2-BR	99
3-BR	20
4-BR	0
5-BR	0
TOTAL	194

CAL 1-18(6) PING YUEN ANNEX

ADDRESS MAP

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

REV.
1961
9-97

CAL 1-18(6): Ping Yuen North

EIOP:	1962
Development type:	12 story concrete high-rise
Occupancy type:	Senior and Family
Number of units:	194
	Family: 150
	Elderly: 44
Bedroom Distribution:	Studio (44)
	1 Bedroom: (31)
	2 Bedroom: (99)
	3 Bedroom: (20)
Number of buildings:	1
Structure type:	Reinforced Concrete
Year constructed:	1961

Site Description

Ping Yuen North is located in San Francisco's Chinatown district on Pacific Avenue at Stockton Street. Apartments open onto exterior corridor balconies, and the main floor contains the project office, garbage room, and boiler room. The ground floor of the Pacific Avenue block contains community spaces and a common kitchen.

On site parking is available for approximately 40 cars, with a large portion located in an underground parking lot beneath a newly constructed residential building. The western half of the site contains a basketball court, a tot lot and plantings. Site plantings are limited to small concrete planters and a continuous planting strip along the western edge of the site. All other areas are paved with concrete.

Building Envelope and Public Spaces Description

The building is constructed entirely of cast-in-place concrete. The roof is low slope in configuration, draining to interior building drains. Many of the exterior balcony drains are blocked with dirt and rusted, causing the surrounding concrete surfaces to spall. Dwelling unit access is from exterior corridor balconies that are accessed from the stairwells or elevators.

Mechanical and Electrical Systems Description

Boilers supply domestic hot water and heating for unit radiators.

The main electrical panel is located in the electrical room. Sub-panels have circuit breakers for groups of units on each floor and each unit has its own circuit breaker panel.

Three traction elevators and two stairwells provide vertical circulation.

The plumbing fixtures are serviceable, but nearing the end of their useful life. Some blocking problems have been reported in the plumbing drains.

Unit Interiors

The unit finishes consist of painted concrete ceilings and walls. Interior partitions have a plaster wall finish. The floor coverings throughout the units are resilient tile. Smoke detectors have been installed in all the units. There is also a fire sprinkler system with a single head above the entry door in each unit.

Apparent Safety Problems

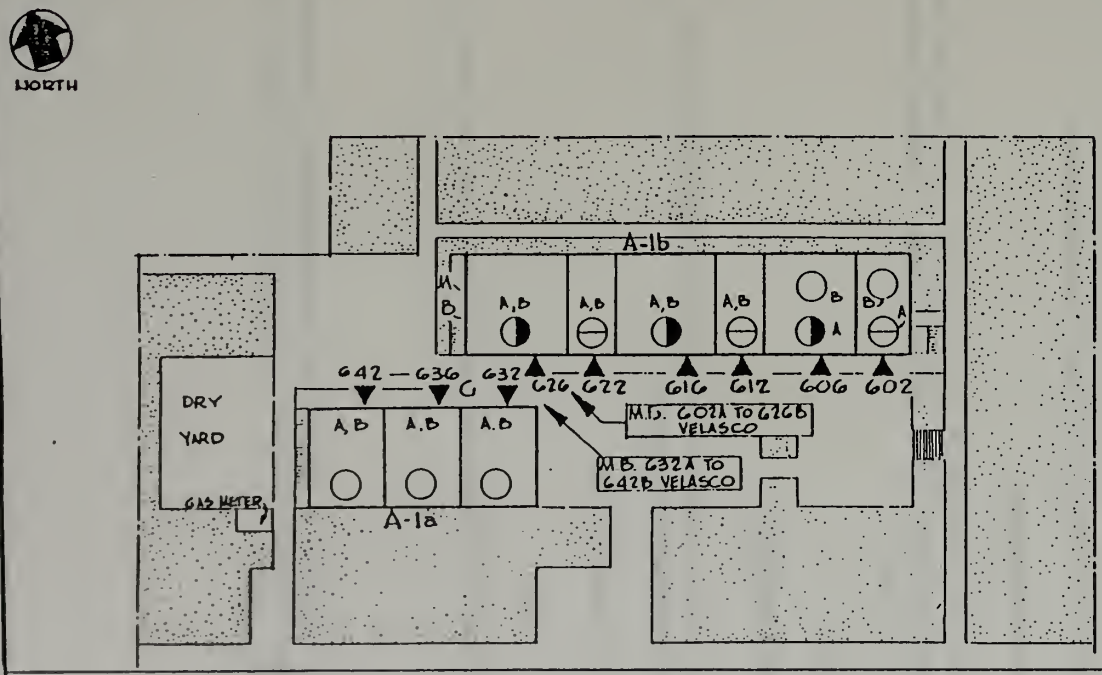
There is vinyl asbestos tile present that will eventually need to be removed.

Summary of Issues

The window frames are corroded and don't function and should be replaced. The Boilers and Elevators are in need of replacement. Ping Yuen North has a limited sprinkler system with sprinkler units installed only at unit entries. The system needs to be upgraded to provide complete protection.

Handicap Accessibility
Currently there are 10 accessible units. The common spaces are included in the 5 year plan for access upgrades.

Site		Repair Cost	Comment
018 - PING YUEN NORTH			**1-18**
1020	LANDSCAPED AREAS	3,630	Approximately 75% of landscaping requires reseeding.
1050	PAVED VEHICLE SURFACES - ASPHALT	1,166	TheaAsphalt has minor cracking and needs to be resealed.
1070	CURBING -CONCRETE	1,370	The concrete curbing is cracked and shows signs of spalling. Replace approximately 10% of the curbing.
2150	SMALL WINDOWS (<15)	1,904,850	The window frames are corroded and some do not function properly. All of the windows need to be replaced.
2151	MEDIUM WINDOWS (15>30 SF)	522,720	The window frames are corroded and some do not function properly. All of the windows need to be replaced.
2152	LARGE WINDOWS (>30)	17,136	The window frames are corroded and some do not function properly. All of the windows need to be replaced.
2170	METAL DOORS	47,949	Replace hardware on 5% of metal doors.
3080	CHUTES (MAIL/GARBAGE)	660	Replace the damaged doors.
3090	TRASH COMPACTORS	15,000	The trash compactor no longer functions properly and need to be replaced to meet current needs.
3270	BOILERS - HOT WATER #1	585,077	The boilers have reached the end of their useful life and require continuous maintenance. They need to be replaced to meet current needs.
3271	BOILERS - HOT WATER #2	585,077	The boilers have reached the end of their useful life and require continuous maintenance. They need to be replaced to meet current needs.
3410	CABLE ELEVATOR #1	132,000	The elevator machinery needs to be upgraded to meet current needs.
3411	CABLE ELEVATOR #2	132,000	The elevator machinery needs to be upgraded to meet current needs.
3412	CABLE ELEVATOR #3	132,000	The elevator machinery needs to be upgraded to meet current needs.
4033	RESILIENT FLOORING	350,510	The tiles are damaged and should be replaced. There is also asbestos tile that needs to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	681,790	Remove the vinyl asbestos tile and replace with new resilient flooring.
4210	LIGHTING FIXTURES	694	Several units have lighting fixtures that are inoperable and need to be replaced.
4240	REFRIGERATOR	13,200	The refrigerators are old and need to be replaced to meet current needs.
4241	RANGE/HOOD	16,500	The ranges and hoods are old and need to be replaced to meet current needs.
4310	SMOKE / FIRE DETECTORS	6,683	Several smoke detectors are broken and need to be replaced.
	PING YUEN NORTH Totals:	**5,150,011**	



APT. & BLDG. SCHEDULE

BLDG NO.	APTS PER BLDG	NO & TYPE APTS (AS BUILT) O-BR	1-BR	2-BR	CONV COND 1-BR	2-BR
A-1a	6	-	6	-	6	-
A-1b	12	5	2	5	12	-
TOTAL SITE "A"	18	5	8	5	18	

SITE "A"

FOR SITES "B" & "C", LEGEND, ETC SEE PM 385B

PM 385A

HAYES VALLEY APARTMENTS
CAL 1-18(7)A
ADDRESS MAP
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

CAL 1-18 (7): Velasco

EIOP:	1962
Development Type:	Walk Up
Occupancy Type:	Senior
Number of units:	18
	Family: 0
	Elderly: 18
Bedroom Distribution:	Studio (5)
	1 Bedroom: (8)
	2 Bedroom: (5)
Structure Type:	Wood Frame
Number of buildings:	2
Year constructed:	1962

Site Description

Velasco occupies a site, rectangular in shape, located on Velasco Avenue. There are two two-story, rectangular buildings on the site. Building A1B is twice as long as Building A1A and they are both connected to each other via the roof system and exterior walkways. There are a combination of studio, one and two bedroom units. All apartments have exterior entry doors.

Landscaping over the generally flat site is limited to small grass areas and planters.

Building Envelope and Public Spaces Description

Both buildings are wood framed with an EIFS/plaster finish. The windows are aluminum and the doors are metal. The roofs are pitch and covered with asphalt shingles. Dwelling units are accessed along exterior walkways and stairs.

This site does not have public spaces.

Mechanical and Electrical Systems Description

All units are heated by a hydronic radiation system, with hot water provided by one boiler. The same boiler provides domestic hot water to both buildings.

Electrical panels in the units are circuit breaker type.

Unit Interiors

Interior finishes consist of painted gypsum wallboard walls and ceilings. The floor coverings are resilient tile.

Apparent Safety Problems

The buildings require an emergency generator to operate vital building systems in the event of a power failure. There is asbestos pipe insulation that needs to be removed. The smoke/fire detection system is worn out and needs replacement.

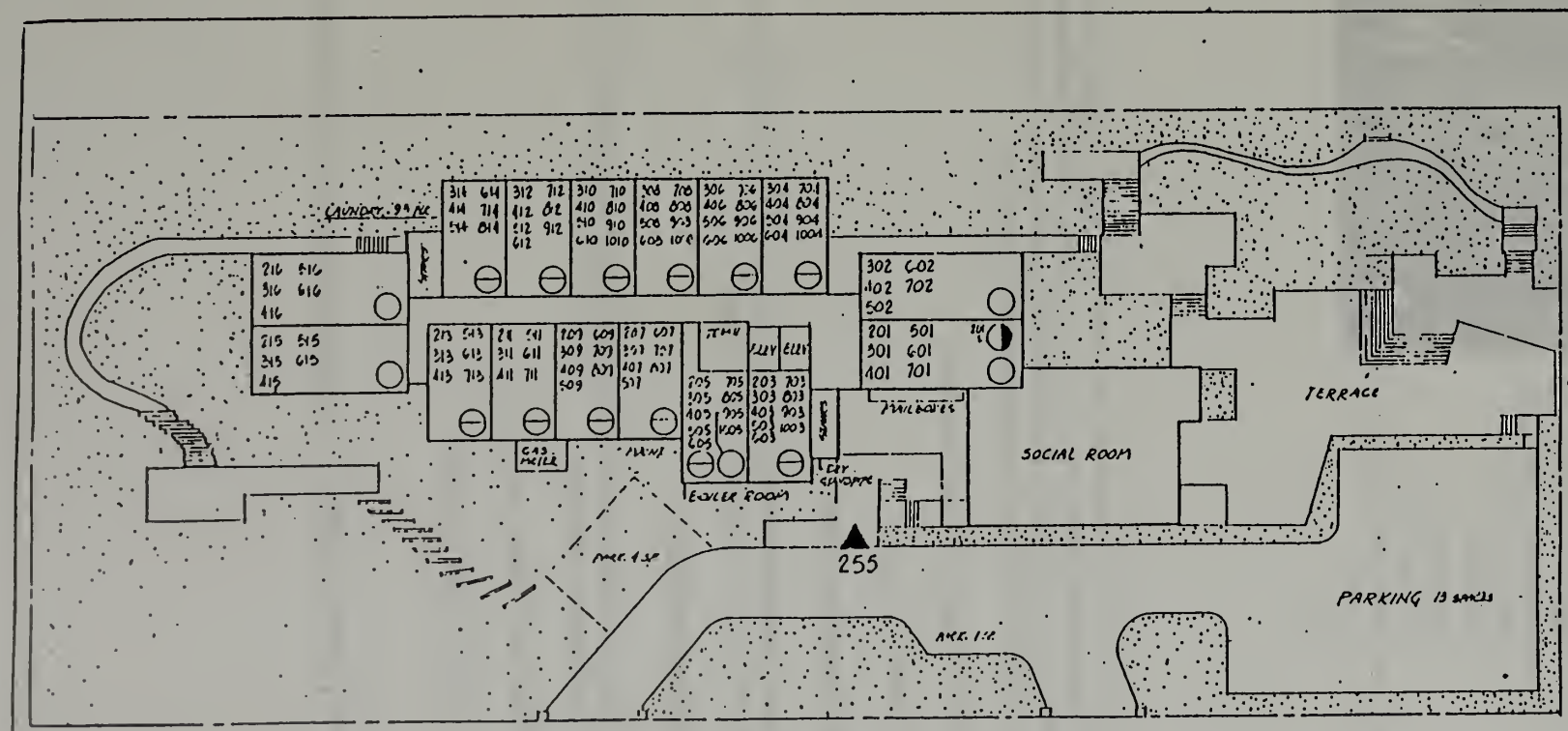
Summary of Issues

Boiler and boiler room equipment are at the end of their life cycle and need replacement. Water damage was found on the ceiling in some units.

Handicap Accessibility

Currently there is 1 accessible unit. There are no common spaces.

Site		Repair Cost	Comment
048 - VELASCO			**1-18**
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	6,814	18 of 30 exterior mounted lights are 20+ years old and need to be replaced (5 on bldg A1A, 13 on Bldg A1B) to meet current needs.
2220	DECKS WITH RAILING	336	Heavy rust was found on portions of the deck beam on N.E. corner of Bldg. A1A. Further deterioration may compromise structure. Entire fence section of deck railing missing and needs to be replaced as is provides a potential safety hazard.
3040	HOT & COLD WATER DISTRIBUTION - GALVANIZED	41,294	per Mechanical Solutions study dated 4/02.
3080	CHUTES (MAIL/GARBAGE)	4,500	The garbage chutes are heavily rusted and rotted. Some pieces are broken. The chute needs to be replaced to meet current needs.
3160	SMOKE / FIRE DETECTION SYSTEM	19,172	per Mechanical Solutions study dated 4/02
3270	BOILERS - HOT WATER #1	132,233	per Mechanical Solutions study dated 4/02
3290	BOILER ROOM EQUIPMENT	24,488	per Mechanical Solutions study dated 4/02
3320	ABATE ASBESTOS PIPE INSULATION	29,496	per Mechanical Solutions study dated 4/02
4023	CEILING SURFACES - GWP	11,681	There is water damage and sagging evident on ceiling surface observed in unit 626A, bldg. A1B. The surface needs to be repaired and painted.
4070	CASEWORK	21,500	The cabinet doorsare falling off the hinges in many units. Repair/replacement of the doors & hinges are required.
4190	WINDOW SHADE DEVICES	2,863	Several window shades are torn/punctured in units. Replace the shades.
	VELASCO Totals:	**294,377**	



UNIT DISTRIBUTION BY APARTMENT SIZE

⊖	ZERO BR	87
○	ONE BR	22
◑	TWO BR	1
	TOTAL	110

GRAPHIC SCALE IN FEET

NOTE: SERVICE ROOMS SHOWN ARE ALL ON GROUND FLOOR EXCEPT LAUNDRY

ADDRESS MAP	WOODSIDE GARDENS CAL 1-18(10)	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

CAL 1-18 (10): Woodside Gardens

EIOP:	1962
Development type:	10 Story High Rise
Occupancy type:	Senior
Number of units:	110
	Family: 0
	Elderly: 110
Bedroom Distribution:	Studio (87)
	1 Bedroom (22)
	2 Bedroom (1)
Number of buildings:	1
Structure type:	Concrete
Year constructed:	1961

Site Description

Woodside Gardens is a ten-story high-rise located near San Francisco's Laguna Honda Hospital. The ground floor contains a small lobby with two elevators that connect to the main public floor and apartments above. The second floor contains the main public spaces, including a common kitchen, meeting room, public restrooms and a manager's office. Floors two through ten contain studio and one-bedroom style apartments.

The landscaping consists mostly of trees with some lawn areas.

There is an asphalt parking lot with 18 spaces.

Building Envelope and Public Spaces Description

The building structure consists of reinforced cast-in-place concrete. The roof is a torch down asphalt and was replaced in 2000. Dwelling unit access is through interior corridors.

Mechanical and Electrical Systems Description

The mechanical equipment room and a trash room are accessible through a secondary ground floor entrance. The two boilers provide both heat and domestic hot water.

Electric panels are circuit breaker type located in each unit.

Two traction style elevators provide vertical circulation.

Unit Interiors

The apartment interiors consist of gypsum wallboard ceiling and wall surfaces. Floor coverings throughout the building are resilient tile.

Apparent Safety Problems

The smoke/fire detection system is defective and needs to be upgraded. There is vinyl asbestos tile present that will eventually need to be removed.

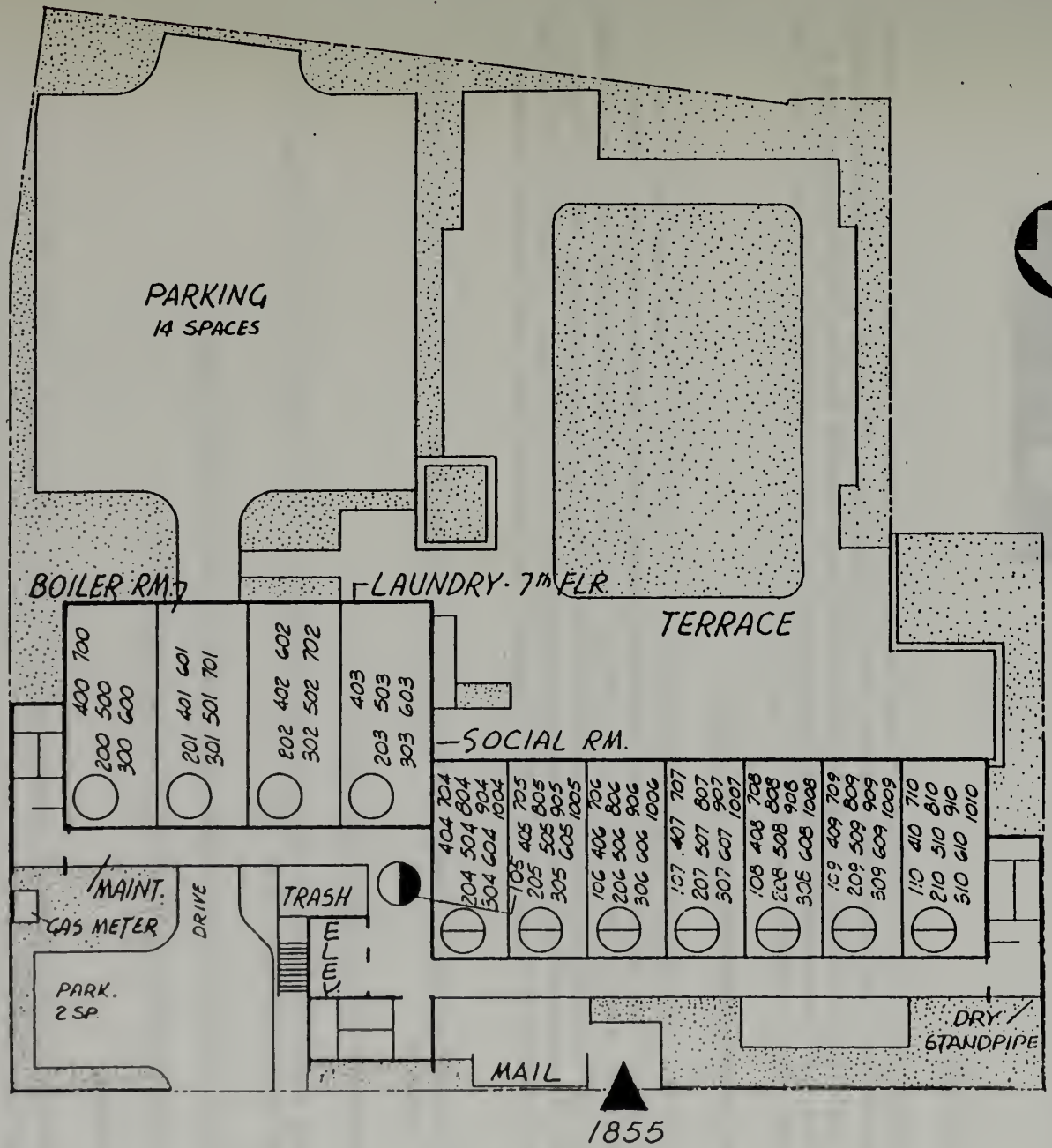
Summary of Issues

The window frames and hardware are failing and require replacement. The intercom system is at the end of its life cycle and needs replacement. Boiler and boiler room equipment are at the end of their life cycle and need replacement.

Handicap Accessibility

Currently there are 15 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
022 - WOODSIDE GARDENS			**1-18**
1020	LANDSCAPED AREAS	18,374	The grass areas are bare. These areas need to be reseeded.
1061	PAVED WALKS/SURFACES - CONCRETE	100	Approximately 15 % of the concrete walks needs to be removed and replaced.
1062	PAVED WALKS/SURFACES - SPECIAL	42,617	The bricks are in good condition, but most of the surface is uneven.
1070	CURBING -CONCRETE	1,692	Remove and replace 6% of the curbing.
1100	STEPS / RAMPS	12,641	The wooden steps are unsafe behind the emergency generator.
1170	SITE FURNITURE	78,125	The wood site furniture is old and broken. All of it needs to be replaced.
1180	FENCING - CHAIN LINK	168	Approximately 5% of chain link fencing is broken and needs to be replaced.
2150	SMALL WINDOWS (<15)	900	The small window frames are rusted and need to be replaced.
2170	METAL DOORS	2,249	Two metal doors, at the boiler room, are dented and misaligned and need to be replaced.
3160	SMOKE / FIRE DETECTION SYSTEM	122,437	The fire detection system is defective and needs to be replaced.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The intercom system, from 1968, needs to be replaced to meet current needs.
3270	BOILERS - HOT WATER #1	105,955	The old parts are difficult to replace. They have constant maintenance issues and needs to be replaced.
3271	BOILERS - HOT WATER #2	105,955	The old parts are difficult to replace. They have constant maintenance issues and needs to be replaced.
3290	BOILER ROOM EQUIPMENT	235,455	Replace when boiler is replaced.
3300	BOILER ROOM CONTROLS	23,859	Replace when boiler is replaced.
3310	BOILER ROOM PIPING	94,182	Replace when boiler is replaced.
3350	AIR DISTRIBUTION DUCTWORK	28,255	The roof fans need to be replaced per SFHA staff.
3360	CENTRAL VENT & EXHAUST	23,859	The ventilation needs to be improved per SFHA staff.
4012	WALL SURFACE - MASONRY	1,707	Mold was found in one unit around a window. The wall needs to be cleaned and repainted.
4033	RESILIENT FLOORING	39,126	There are several units that have asbestos tile to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	76,120	Several units have original asbestos tiles that need to be abated.
4040	DOORS & FRAMES	102,276	All closet doors are off track and need to be repaired.
4070	CASEWORK	55,400	Sliding doors for cabinets are hard to slide and need to be repaired or replaced.
	WOODSIDE GARDENS Totals:	**1,191,450**	



UNIT DISTRIBUTION BY APARTMENT SIZE

⊖	ZERO BR	68
◯	ONE BR	23
◑	TWO BR	1
	TOTAL	92

NOTE:

SERVICE ROOMS ARE ON GR'D. FLOOR EXCEPT LAUNDRY

▶ - MAIN ENTRANCE

FIFTEENTH STREET

10 5 0 10 20 30
GRAPHIC SCALE IN FEET

PM 386

MISSION DOLORES APTS.
CAL 1-18(13)
ADDRESS MAP
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

CAL 1-18 (13): Mission Dolores

EIOP:	1967
Development type:	10 Story High-rise
Occupancy type:	Senior
Number of units:	92
	Family: 0
	Elderly: 92
Bedroom distribution:	Studio: (68)
	One bedroom: (23)
Number of buildings:	1
Structure type:	Reinforced concrete
Year constructed:	1966

Site Description

The Mission Dolores Senior Apartments are located on 15th Street between Guerrero and Mission Streets. The site is relatively flat and can be divided into three parts: the building structure, parking area, and a large outdoor common space. Landscaping at Mission Dolores consists primarily of a large common area located behind the building. A large lawn area is surrounded by an exposed aggregate concrete walkway that extends up to the rear entrance of the social hall. Resident parking is located on the south side of the site.

Building Envelope and Public Spaces Description

The building is constructed entirely of cast in place concrete. The exterior finish is painted concrete. The roof consists of built-up tar and gravel and drains to an interior drainage system. The ten-story high rise contains 92 dwelling units, as well as common areas and staff offices. The building is divided into two sections. The first section is seven stories tall and contains all the one-bedroom units, which occupy the second through sixth floors of this section. The second section houses all of the studio apartments, which occupy floors one through ten. The common spaces are located on the ground floor with the exception of the laundry facilities that are located on the seventh floor.

All of the dwelling units are accessed from exterior corridors, located on the 15th Street side. They also serve as public balconies.

Mechanical and Electrical Systems Description

The units and common spaces of Mission Dolores are heated by a hydronic radiation system. This system also provides domestic hot water for the units.

The electrical panels are circuit breakers type located in the units and common spaces.

Two traction elevators and two stairwells provided vertical circulation.

Unit Interiors

The unit finishes consist of painted concrete ceilings and gypsum wallboard partition walls. The floor covering is resilient tile and sheet vinyl.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

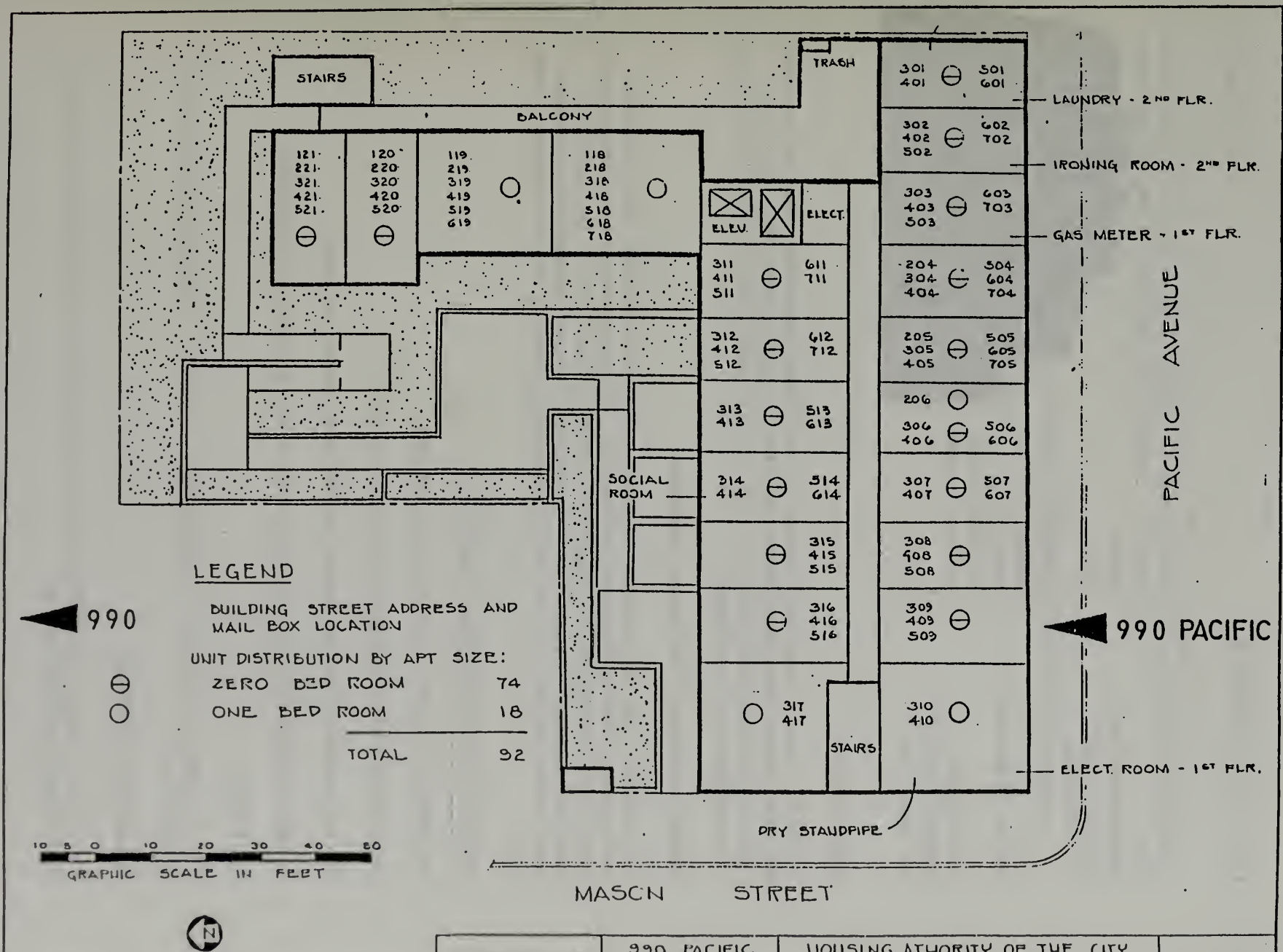
Summary of Issues

An intercom system is used to provide building access for resident guests. The system is old and difficult to repair and should be replaced.

Handicap Accessibility

Currently there are 15 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
021 - MISSION DOLORES			**1-18**
1020	LANDSCAPED AREAS	1,157	Reseed 5% of lawn area due to isolated damage.
1050	PAVED VEHICLE SURFACES - ASPHALT	719	Fix cracks and reseal 25% of asphalt paved vehicle surface.
1051	PAVED VEHICLE SURFACES - CONCRETE	140	Repair cracks in 10% of concrete paved vehicle surface.
1061	PAVED WALKS/SURFACES - CONCRETE	2,748	Replace 10% of unleveled concrete paved walkway.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	per Mechanical Solutions study dated 4/02.
3310	BOILER ROOM PIPING	859	Repair 5% of boiler room piping for leaks and insulation damage.
4070	CASEWORK	6,829	Repair damaged countertops and cabinet doors within several units.
4090	TOILET ACCESSORIES	1,200	Replace missing or broken toilet accessories.
4110	HYDRONIC RADIATION	1,710	Replace the inoperable radiator in unit 303.
4240	REFRIGERATOR	7,200	Many refrigerators are dysfunctinal and need to be replaced.
4270	INTERCOM	44,888	Replace inoperable intercom in the units.
	MISSION DOLORES Totals:	**87,449**	



ADDRESS MAP	990 PACIFIC CAL 1-19(1)	HOUSING ATHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO	PM 388

CAL 1-19 (1): 990 Pacific

EIOP:	1970
Development Type:	Mid-rise
Occupancy Type:	Senior
Number of units:	92
	Family: 0
	Elderly: 92
Bedroom Distribution:	Studio: (74)
	One bedroom: (18)
Structure Type:	Reinforced concrete
Number of buildings:	1
Year constructed:	1969

Site Description

990 Pacific Avenue is a seven story concrete mid-rise building located at the corner of Mason Street and Pacific Avenue. The building and the site are both L-shaped and slope from south to north. Landscaping consists of paved pedestrian areas, including ramped walks with handrails, and planters containing plants, trees, and flowers.

Building Envelope and Public Spaces Description

The foundation is slab on grade and the building is painted concrete walls. The first floor has a parking garage, utility rooms and four dwelling units. The main entrance to the building is on the second floor that contains the community spaces and the manager's offices. The roof is flat and steps down, forming roof terraces at both wings. Dwelling units are accessed through a double-loaded interior corridor that serves one wing, and a concrete balcony corridor that serves the other wing.

Mechanical and Electrical Systems Description

Two boilers provide both heat and domestic hot water.

Electric panels are circuit breaker type located in each unit.

Two traction elevators and two interior stairwells provide vertical circulation.

An intercom system allows the tenants to provide building access from their apartments.

Unit Interiors

Interior finishes consist of gypsum wallboard walls and ceilings. The floor coverings are resilient tile and sheet vinyl.

Apparent Safety Problems

There is asbestos pipe insulation that should be replaced. There is vinyl asbestos tile present that will eventually need to be removed.

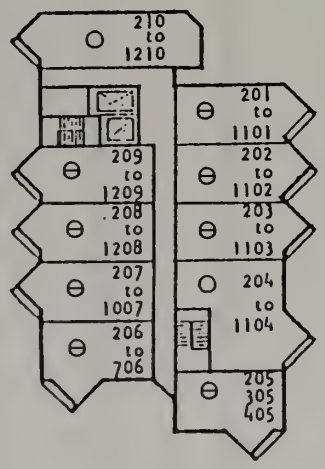
Summary of Issues

Boiler and boiler room equipment are at the end of their life cycle and need replacement. The plumbing fixtures have reached the end of their life cycle and are inadequate requiring replacement. The casework is worn out and in need of replacement.

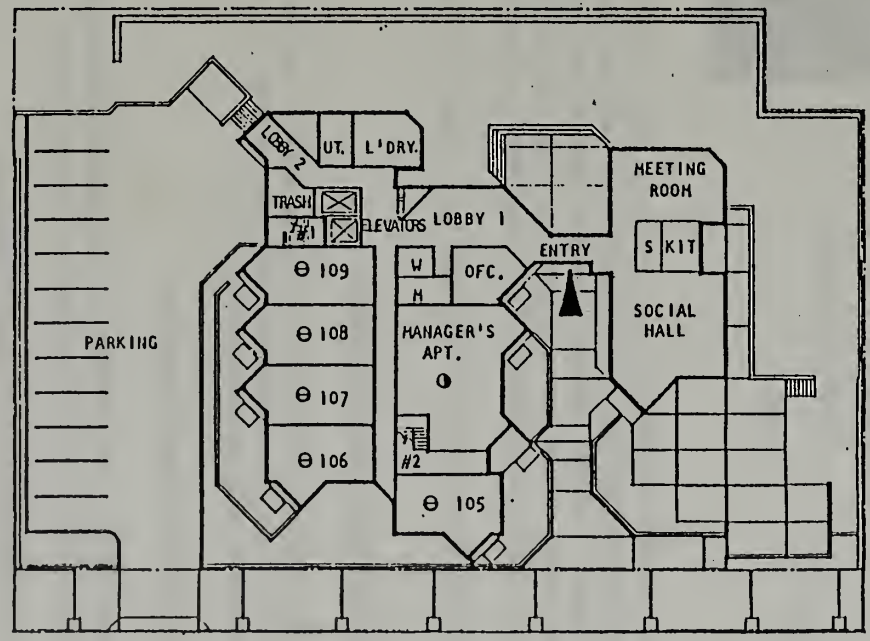
Handicap Accessibility

Currently there are 4 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
023 - 990 PACIFIC			**1-19**
1101	MAIL BOXES	213	The Mailboxes have corrosion problems. Replace the mailboxes.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	Replace the intercom system due to age and difficulty in obtaining parts.
3270	BOILERS - HOT WATER #1	225,113	per Mechanical Solutions study dated 4/02.
3271	BOILERS - HOT WATER #2	225,113	per Mechanical Solutions study dated 4/02.
3290	BOILER ROOM EQUIPMENT	250,121	per Mechanical Solutions study dated 4/02.
3310	BOILER ROOM PIPING	100,049	per Mechanical Solutions study dated 4/02.
3320	ABATE ASBESTOS PIPE INSULATION	200,097	per Mechanical Solutions study dated 4/02.
4011	WALL SURFACE - GWB	27,210	Near the store, there appears to have been a fire and need to repair and paint the GWB.
4033	RESILIENT FLOORING	162,650	Replace old and damaged resilient flooring. There is also asbestos tile that needs to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	316,440	Remove vinyl asbestos tile.
4040	DOORS & FRAMES	36,856	Replace damaged interior doors.
4070	CASEWORK	170,280	Replace old and worn out casework.
4240	REFRIGERATOR	10,800	Many refrigerators are old and inefficient. The refrigerators need to be replaced to meet current needs.
	990 PACIFIC Totals:	**1,744,941**	



2ND THRU' 12TH FLOOR PLAN



McALLISTER

GROUND FLOOR PLAN

NO SCALE

LEGEND

- ENTRANCE
- 0-Bedroom Apartment
- 1-Bedroom Apartment
- 2-Bedroom Apartment
- S - Storage
- UT. - Utility
- W - Women (Restroom)
- M - Men (Restroom)
- KIT. - Kitchen
- OFC. - Office
- APT. - Apartment
- L'DRY. - Laundry

UNIT DISTRIBUTION

0-BR	75
1-BR	21
2-BR	1
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	97

1750 McALLISTER

PM 403

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-19(2)

CAL 1-19 (2): 1750 McAllister

EIOP:	1974
Development Type:	High-rise
Occupancy Type:	Senior
Number of units:	97
	Family: 0
	Elderly: 97
Bedroom Distribution:	Studio (75)
	1 Bdr. (21)
	2 Bdr. (1)
Structure Type:	Reinforced Concrete
Number of buildings:	1
Year constructed:	1974

Site Description

1750 McAllister is a 12-story high-rise structure with a one-story connecting wing. The adjoining wing contains a social hall, meeting room, common kitchen area and support spaces. The social hall has access to an outdoor courtyard enclosed with retaining walls and a planter. The meeting room and lobby have access to a smaller courtyard at the rear of the building. Located on the twelfth floor is a space originally intended as a sunroom. On site parking is available for 12 cars.

Landscaping has an irrigation system and consists of lawn, shrubs, and trees surrounding the courtyards.

Building Envelope and Public Spaces Description

Constructed entirely of reinforced concrete, the original structure and walls are still in sound condition. The roof structure is built up asphalt and drains to interior storm piping. Dwelling units and common areas are accessed through interior corridors.

Mechanical and Electrical Systems Description

There are two boilers located in the penthouse. One boiler provides domestic hot water and the other provides hydronic heat to all the dwellings and common spaces.

Electrical panels are circuit breaker type located in each unit.

Two traction elevators and two stairwells provide vertical circulation.

The gas fired emergency generator is no longer functioning and needs to be replaced.

Unit Interiors

The units consist of painted concrete walls and ceilings with resilient floor covering.

Apparent Safety Problems

The emergency generator is nonfunctional and needs to be replaced.

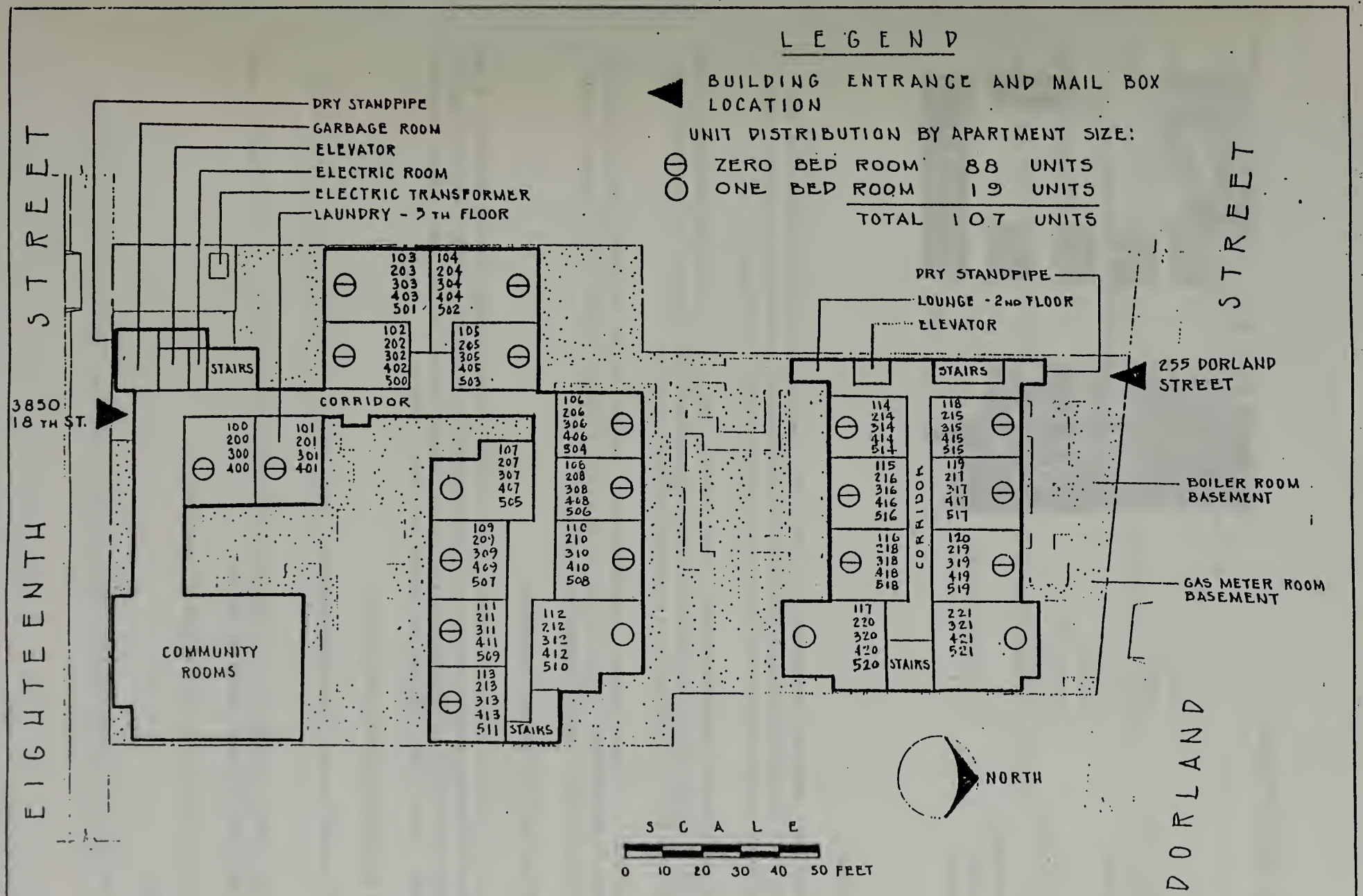
Summary of Issues

The intercom system is in need of replacement per Mechanical Solutions study.

Handicap Accessibility

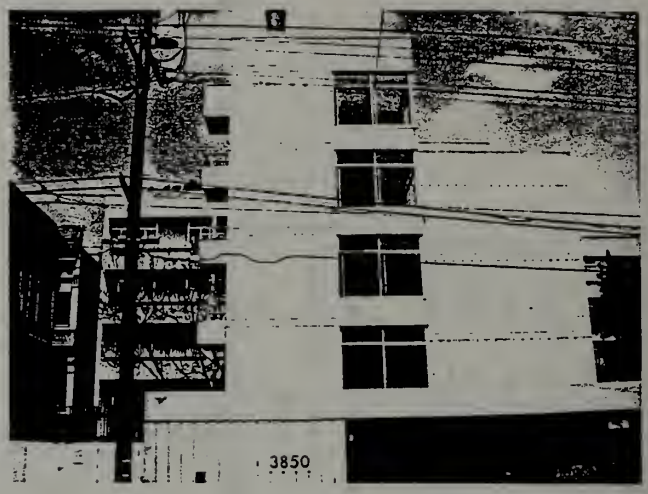
Currently there are 14 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
043 - 1750 MCALLISTER			**1-19**
1020	LANDSCAPED AREAS	19,895	Reseed worn areas and replace irrigation system.
1030	IRRIGATION SYSTEM	29,974	The irrigation system does not function properly. Repair or replace entire system.
1050	PAVED VEHICLE SURFACES - ASPHALT	2,790	Minor cracking exists. These areas need to be repaired and sealed.
1062	PAVED WALKS/SURFACES - SPECIAL	18,056	Brick pavers have settled and should be removed. Repair and regrade surfaces and replace pavers.
2171	WOOD DOORS	1,770	Two doors at stairwell on 12th floor are delaminating and should be replaced.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	443	Replace one broken site light.
3140	EMERGENCY GENERATOR	192,765	The gas fired emergency generator has been shut down and no longer functions. It needs to be replaced.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	per Mechanical Solutions study dated 4/02.
4031	CARPET	1,944	The carpet in social hall is stained and worn. It needs to be replaced.
4033	RESILIENT FLOORING	51,487	The floor tiles have been damaged by acid and should be replaced.
4040	DOORS & FRAMES	84,375	The wood doors are damaged and broken. They need to be replaced.
4100	PLUMBING FIXTURES	86,250	Many fixtures are cracked and chipped. Replace the fixtures.
4110	HYDRONIC RADIATION	60,082	The radiator is non functioning and should be replaced.
4190	WINDOW SHADE DEVICES	5,064	The curtains are stained and torn. Replace the curtains.
	1750 MCALLISTER Totals:	**574,895**	



ADDRESS MAP	3850-18TH ST. CAL 1-20	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO	PM 390

CAL 1-20: 3850 18th Street



EIOP:	1971
Development Type:	Mid-rise
Occupancy Type:	Senior
Number of units:	107
	Family: 0
	Elderly: 107
Bedroom Distribution:	Studio (88)
	1 Bedroom (19)
Number of buildings:	2
Type of building:	Reinforced Concrete
Year constructed:	1971

Site Description

This senior apartment complex is located between Church and Sanchez Streets in the Mission District. The site occupies an interior lot and borders on both 18th Street and Dorland Street. The complex consists of two mid-rise buildings set across from each other. Both buildings are five-stories in height with flat roofs.

The site is of moderate grade, sloping from north to south. The space between the two buildings is terraced by small retaining walls. A covered walkway connects the two buildings at ground level. Due to its "U" shape, 3850 - 18th has an interior courtyard, while Dorland has a small front yard on the north side.

The landscaping of the complex consists of irrigated grass areas throughout the site and small shrubs and trees in the space between the two buildings. Paved walkways and patios run throughout the entire site and a paved ramping system for handicap access is located between the buildings.

Building Envelope and Public Spaces Description

Both buildings are constructed of reinforced concrete and the exterior finish is painted. The roofs are built-up tar and gravel and drain to interior drainage systems. 3850 - 18th houses all common spaces and offices for the complex on the ground floor and contains 63 dwelling units. Dorland has a parking garage in the basement level and houses 44 dwelling units. All units in both buildings are accessed from interior corridors.

Mechanical and Electrical Systems Description

Boilers and a hydronic radiation system heat the entire building. Domestic hot water is also provided through this system.

Each building contains a single hydraulic elevator that serves all floors of the building. An interior stairwell provides emergency egress and additional vertical circulation.

Electric panels are circuit breaker type and located in each unit.

Unit Interiors

The unit finishes consist of painted concrete ceilings and plaster wall finishes. The floor covering is resilient tile.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

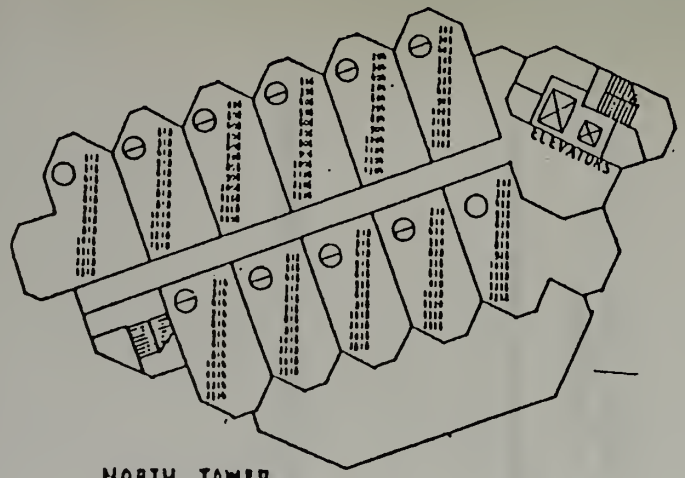
Summary of Issues

Boiler and boiler room equipment are at the end of their life cycle and need replacement. The intercom system is at the end of its life cycle and needs replacement.

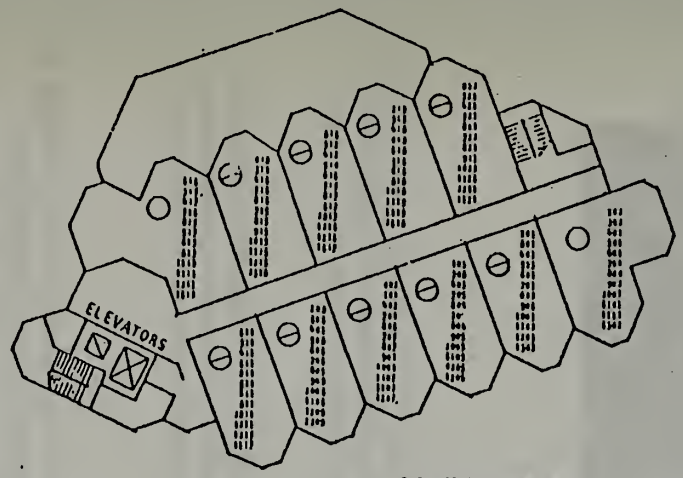
Handicap Accessibility

Currently there are 11 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
027 - 3850 18TH ST			**1-20**
1020	LANDSCAPED AREAS	27,204	Many areas need to be reseeded.
1051	PAVED VEHICLE SURFACES - CONCRETE	1,350	Some cracking on vehicle surfaces need to be repaired.
2170	METAL DOORS	1,499	The double front doors are having problems and should be replaced per SFHA staff.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	A new intercom should be replaced with one of another kind because parts are hard to find.
3270	BOILERS - HOT WATER #1	443,394	The hot water boiler is deteriorated and need to be replaced.
3271	BOILERS - HOT WATER #2	443,394	The hot water boiler is deteriorated and need to be replaced.
3290	BOILER ROOM EQUIPMENT	246,330	The biler room equipment needs to be replaced because of age and deterioration.
3300	BOILER ROOM CONTROLS	24,961	Replace the boiler room controls due to age and deterioration.
3310	BOILER ROOM PIPING	98,532	The boiler room piping is deteriorating and needs to be replaced.
4033	RESILIENT FLOORING	86,809	There is asbestos present and it needs to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	286,810	There is asbestos tile present that needs to be abated.
4100	PLUMBING FIXTURES	123,035	The plumbing fixtures are in disrepair and need to be replaced.
4190	WINDOW SHADE DEVICES	27,852	The window shading devices are ripped and covered in water stains. They need to be replaced.
4270	INTERCOM	49,613	The intercom is very inadequate because of age and needs to be replaced to meet current needs.
4310	SMOKE / FIRE DETECTORS	6,413	The smoke detectors are not working and need to be replaced.
	3850 18TH ST Totals:	**1,887,197**	

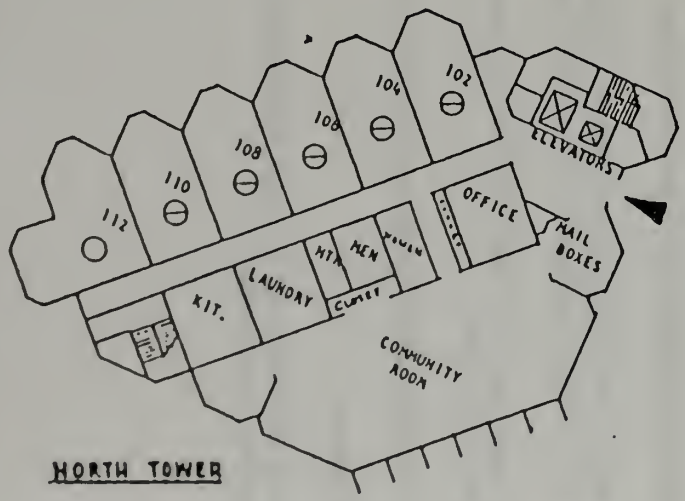


NORTH TOWER

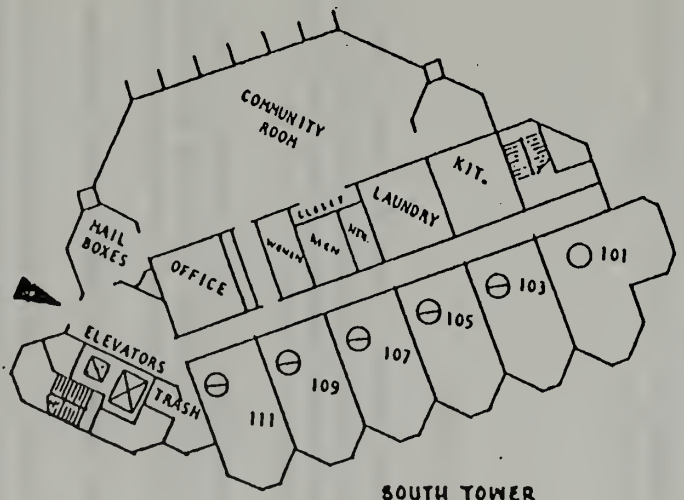


SOUTH TOWER

2ND THROUGH 13TH FLOORS



NORTH TOWER



SOUTH TOWER

GROUND FLOOR

Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX

- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	226
1-BR	50
2-BR	-
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	276

CLEMENTINA TOWERS

PM-399

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-21

CAL 1-21: Clementina Towers

EIOP:	1971
Development Type:	13 Story High-rise
Occupancy Type:	Senior
Number of units:	414
	Family: 0
	Elderly: 414
Bedroom Distribution:	Studio (339), 1 Bdr (75)
Number of buildings:	2
Type of building:	Reinforced Concrete
Year constructed:	1971

Site Description

Clementina Towers is located on Clementina Street between 4th and 5th. The complex consists of two high-rise buildings with flat roofs. The buildings are set across from each other and are connected by a canopy-covered walkway at ground level. The two buildings are identical in plan. The ground floor contains all common rooms and offices.

The site is relatively flat and is rectilinear in shape. Landscaped areas are irrigated grass and located all around both buildings and parking areas are located at the north end of the site and to the east of the buildings. An enclosed paved patio area is located off the community room of each building.

Building Envelope and Public Spaces Description

Both buildings are constructed entirely of reinforced concrete. The roof covering of both buildings is built-up tar and gravel and is of low slope configuration, draining to an interior drainage system. All units are accessed by interior corridors, which are served by two elevators. Each unit has an exterior concrete balcony with metal railings that is accessed from the living room.

Mechanical and Electrical Systems Description

All units, common areas, and corridors are heated by a hydronic radiation system. This system is run off of two main boilers and also provides domestic hot water for the buildings.

Electrical panels are circuit breakers for high demand areas, while two-switch breaker boxes are located in each unit.

There are two traction type elevators located in each building.

Unit Interiors

The unit finishes consist of painted concrete ceilings and concrete wall finishes. The floor coverings are resilient tile and sheet vinyl.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed. There is asbestos pipe insulation that will need to be replaced.

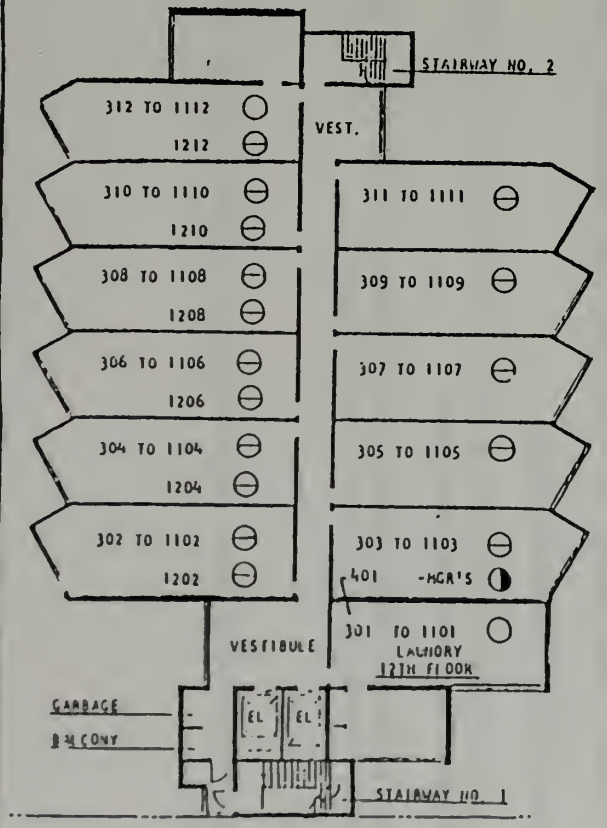
Summary of Issues

The elevators are continually breaking down and at the end of their life cycle and need to be replaced. The intercom system is dysfunctional and needs to be replaced.

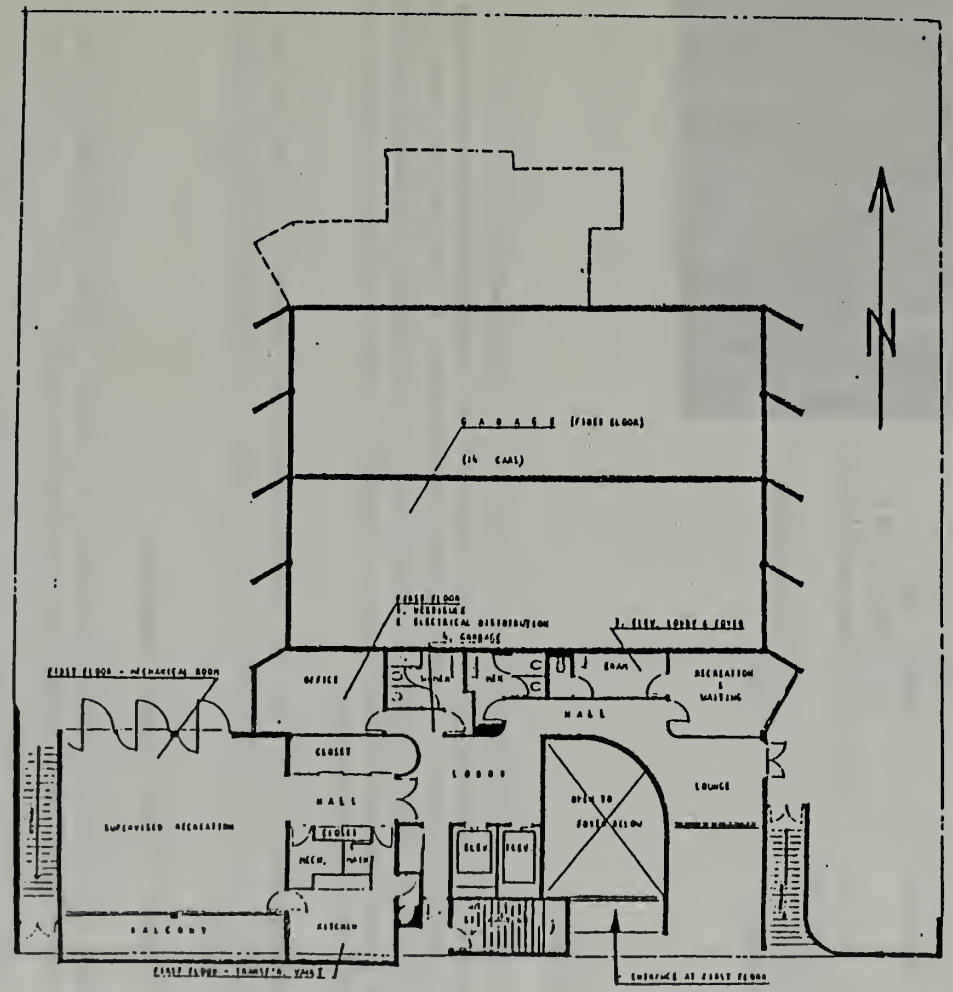
Handicap Accessibility

Currently there are 24 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
031 - CLEMENTINA TOWERS			**1-21**
1020	LANDSCAPED AREAS	17,281	The landscape areas are a mixture of grass and plants. The grass areas needs to be reseeded.
1061	PAVED WALKS/SURFACES - CONCRETE	14,890	The paved concrete walkways are mixed with rock. 13% of the walkways need to be replaced.
1181	FENCING - WOOD	839	The wood fencing is old and splintering. Replace the wood fencing.
2175	ROLLUP VEHICULAR DOOR	6,567	The door mechanisms are dysfunctional. Replace the door.
3180	COMMUNICATION SYSTEM - INTERCOM	40,000	The main intercom panel is dysfunctional. Replace the main panel.
3320	ABATE ASBESTOS PIPE INSULATION	1,296	There is asbestos insulation on the piping. This needs to be abated.
3400	ELEVATOR SHAFTWAYS, CABS AND DOORS	11,700	In the second elevator, all of the handrails are missing. The posts are still there, but are broken. The handrails need to be replaced.
3410	CABLE ELEVATOR #1	195,000	The elevators are continually breaking down and should be overhauled.
3411	CABLE ELEVATOR #2	195,000	The elevators are continually breaking down and should be overhauled.
4011	WALL SURFACE - GWB	1,200	The wall surface in unit 422 is deteriorated between the kitchen and living room. This area needs to be repaired and repainted.
4033	RESILIENT FLOORING	207	The laundry room floor shows some signs of water buckling. This could be repaired by resealing the seam area.
4230	ELECTRICAL PANEL & WIRING	2,486	The outlets and switches are old and outdated.
	CLEMENTINA TOWERS Totals:	**486,465**	



3RD THRU' 12TH FLOOR



FIRST & SECOND FLOOR

P I N E S T R E E T

Revised - 7/2/13

Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX

- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	98
1-BR	14
2-BR	1
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	113

1880 PINE ST.
PM-398

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-23

CAL 1-23: 1880 Pine

EIOP:	1974
Development type:	High-rise
Occupancy type:	Senior
Number of units:	113
	Family: 0
	Elderly: 113
Bedroom distribution:	Studio: (98)
	One bedroom: (14)
	Two bedroom: (1)
Number of buildings:	1
Type of building:	Reinforced concrete
Year constructed:	1973

Site Description

The senior residence building of 1880 Pine is located on Pine Street between Gough and Octavia. The building is of rectangular shape, but balconies off each unit swing out at 30° angles giving both the west and east facades a saw tooth look. The building raises 12 stories above grade and houses 113 dwelling units, which occupy the third through twelfth floors. Two fire stairs, one at each end of the building, and two elevators at the south end provide access to the units. The first two floors contain all mechanical equipment for the building, as well as all public spaces, offices and a parking garage.

The site, although located on top of a hill, is relatively flat. The landscaping at 1880 Pine wraps around the building on the east, north and west sides. The area of landscaping is quite large and can be accessed both from the building and from the street.

Building Envelope and Public Spaces Description

The building is constructed of reinforced concrete. The exterior concrete is painted. The roof is a flat built-up system. Exterior window frames are aluminum. Doors are metal and glass.

Public areas include the lobby, garage, community room, offices, and laundry room.

Mechanical and Electrical Systems Description

All units and common spaces are heated by a hydronic radiation system. Two boilers supply the hot water for this heating system as well as the domestic hot water.

Larger electrical panels are located in high demand areas while individual dwellings have smaller standard size breaker boxes. Two traction type elevators serve all 12 floors.

Unit Interiors

Interior finishes consist of plaster walls and painted gypsum wallboard ceilings. The floor coverings are resilient tile and sheet vinyl.

Apparent Safety Problems

Vinyl asbestos tile will eventually require abatement. Damaged concrete walk surfaces in isolated areas may cause tripping hazards.

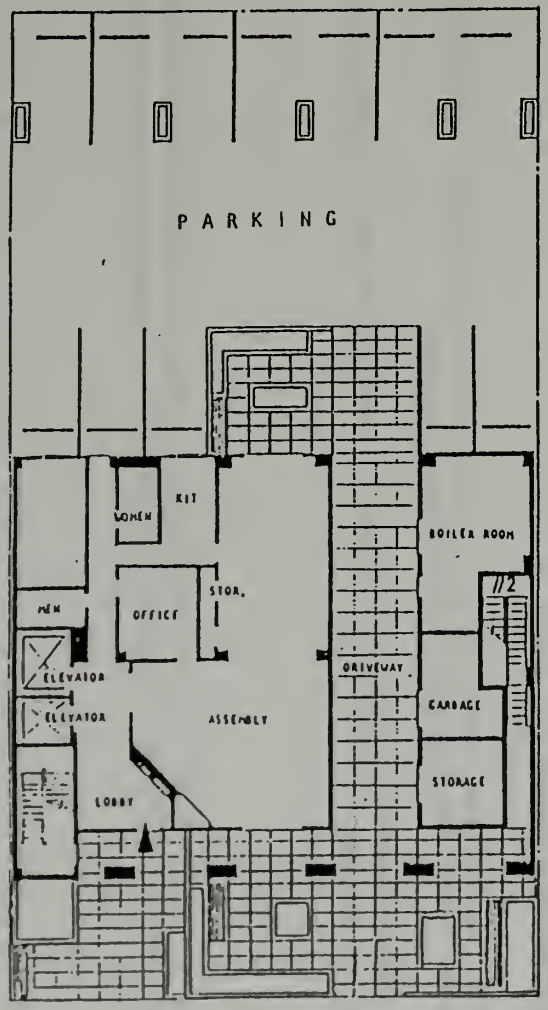
Summary of Issues

Boiler and boiler room equipment are at the end of their life cycle and need replacement. Some windows do not close properly and will require repair.

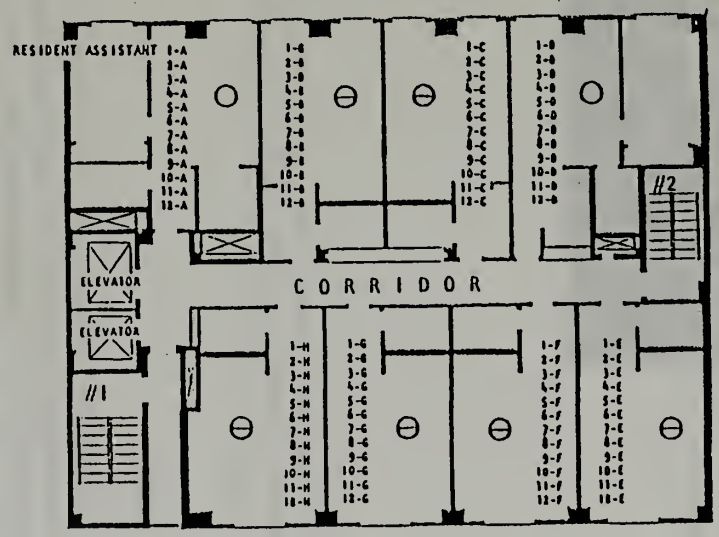
Handicap Accessibility

Currently there are 6 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
034 - 1880 PINE			**1-23**
1020	LANDSCAPED AREAS	3,888	The landscaped areas are in good condition but require reseeding or replanting in isolated areas.
1061	PAVED WALKS/SURFACES - CONCRETE	1,678	Isolated areas are cracked and need to be repaired and sealed.
1100	STEPS / RAMPS	4,048	Steps are broken, cracked and chipping. These need to be repaired and sealed.
1190	RETAINING WALLS	23,852	The wall is structurally sound but there is evidence of cracking and water damage. These needs to be repaired and sealed.
2150	SMALL WINDOWS (<15)	275,850	The windows don't close properly and have some missing hardware. The windows needs to be repaired.
3270	BOILERS - HOT WATER #1	317,466	The boiler needs to be replaced due to continual problems and health department issues.
3271	BOILERS - HOT WATER #2	317,466	The boiler needs to be replaced due to continual problems and health department issues.
3290	BOILER ROOM EQUIPMENT	352,736	The boiler room equipment needs to be replaced due to continual problems and health department issues.
3300	BOILER ROOM CONTROLS	35,744	The boiler room controls needs to be replaced due to continual problems and health department issues.
3310	BOILER ROOM PIPING	141,095	The boiler room piping needs to be replaced due to continual problems and health department issues.
4011	WALL SURFACE - GWB	890	Paint and patch isolated areas in the City Council Office and corridors.
4012	WALL SURFACE - MASONRY	200	Patch and paint isolated areas that are damaged.
4023	CEILING SURFACES - GWP	230	Patch and paint small areas around fixtures in entry.
4031	CARPET	805	The carpet in the first floor corridor is stained and torn. Approximately 20% of the carpet needs to be replaced.
4033	RESILIENT FLOORING	159,772	Apt. 1011 has resilient flooring pulling away from walls in bathroom. All other units have asbestos tile to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	308,870	All units have asbestos tile to be abated.
4040	DOORS & FRAMES	2,239	There is a large hole in the bathroom door in Apt 909. Apt 407 has a bedroom door that is chipping and peeling. These doors need to be replaced.
4070	CASEWORK	56,280	The cabinet doors do not close properl. Some cabinets are falling apart and the countertops have damaged surfaces. These needs to be repaired or replaced.
4100	PLUMBING FIXTURES	16,863	The kitchen sink in 702 leaks. The sink in the laundry room doesn't work. These need to be repaired or replaced.
4190	WINDOW SHADE DEVICES	5,472	The vertical blinds in Apt 702 and the Recreation Room do not open or close and need to be replaced.
	1880 PINE Totals:	**2,025,444**	



GROUND FLOOR PLAN



1ST THRU' 12TH FLOOR PLAN

Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX

- ⊖ 0- Bedroom Apartment
- ○ 1- Bedroom Apartment
- ◑ 2- Bedroom Apartment
- ◑ 3- Bedroom Apartment
- ◐ 4- Bedroom Apartment
- ◒ 5- Bedroom Apartment
- ● 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	72
1-BR	24
2-BR	•
3-BR	•
4-BR	•
5-BR	•
6-BR	•
TOTAL	96

350 ELLIS

PM·381

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-27

CAL 1-27: 350 Ellis

EIOP:	1971
Development Type:	High-rise
Occupancy Type:	Senior
Number of units:	96
	Family: 0
	Elderly: 96
Bedroom Distribution:	Studio: (72)
	One bedroom: (24)
Number of buildings:	1
Structure type:	Steel Frame
Year constructed:	1970

Site Description

350 Ellis is a 13-story high-rise building located between Taylor and Jones Streets. The site is relatively flat, with minimal landscaping consisting of small planters scattered around the building. Behind the building, there is an asphalt-paved parking lot with parking for 12 cars.

Building Envelope and Public Spaces Description

The building is of steel frame and concrete block construction with concrete slab floors at each level. The first floor contains all the public spaces including a community room and kitchen, restrooms and management offices. The roof is low-slope with a membrane covering and slopes to interior building drains. There are two cable (hoist) type elevators, which serve all floors. Access to dwelling units is through interior corridors.

Mechanical and Electrical Systems Description

The boiler room is located across a breezeway from the public spaces on the first floor. All spaces are heated by a hydronic radiation system. The boilers also provide domestic hot water.

The electrical panels are the circuit breaker type. There is an electrical room near the community room and individual panels in the units.

Unit Interiors

The unit finishes consist of acoustical tile ceilings and gypsum wallboard. The floor finish is a combination of resilient tile and sheet vinyl. Each unit is equipped with a hard wired smoke detector and an emergency call system.

Apparent Safety Problems

The smoke/fire detection system is at the end of its life cycle and need replacement. The smoke detectors in the units are outdated and non-functional and need replacement. There are interior window security bars that need to have breakaway hardware installed.

Summary of Issues

The cabinets and countertops are worn and need to be replaced. The elevators are in need of continuous repair and need replacement.

Handicap Accessibility

Currently there are 11 accessible units. The common spaces have had substantial 504 upgrades.

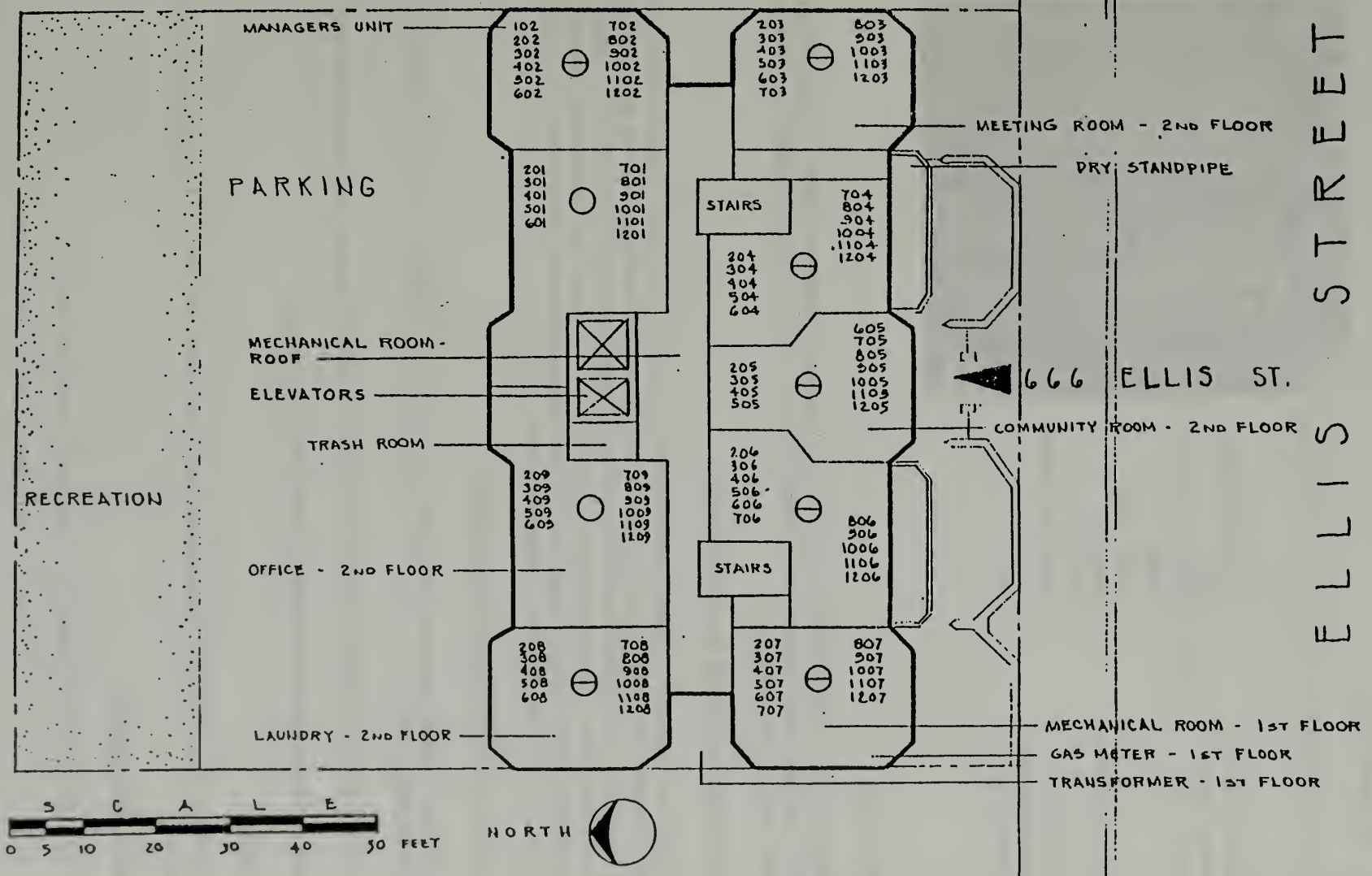
Site		Repair Cost	Comment
025 - 350 ELLIS			**1-27**
1020	LANDSCAPED AREAS	126	Approximately 30% of the landscaped areas need to be reseeded.
1050	PAVED VEHICLE SURFACES - ASPHALT	1,700	Approximately 30% of the asphalt paved vehicle areas have potholes that need to be repaired.
1061	PAVED WALKS/SURFACES - CONCRETE	712	Approximately 10% of the concrete walk surfaces are missing wooden joints. These areas need to be repaired.
1170	SITE FURNITURE	100	One piece of site furniture needs to be repaired due to age.
1180	FENCING - CHAIN LINK	153	Some parts of the chain link fencing are loose at ground level and need to be repaired.
1190	RETAINING WALLS	2,203	CMU blocks that make up planters are deteriorated on back of building.
1200	DRAINAGE - UNDERGROUND	2,583	The surface runoff drainage needs to be maintained as water ponds in the front area..
1210	POLE MOUNTED LIGHTING	900	One pole mounted light does not work and needs to be repaired.
2051	MASONRY WALLS	1,227	The first floor has sustained impact damage to the masonry wall. This needs to be repaired and sealed.
2052	PLASTER WALLS	6,624	There is evidence of water damage on the front of the fourth floor that needs to be repaired and sealed.
2170	METAL DOORS	1,968	The metal doors into the boiler room have damaged hardware.
3160	SMOKE / FIRE DETECTION SYSTEM	14,984	The smoke/fire detector system is old and needs to be updated.
3360	CENTRAL VENT & EXHAUST	15,717	The central vent and exhaust is old and rusted. The entire system needs to be replaced.
3400	ELEVATOR SHAFTWAYS, CABS AND DOORS	14,625	Cab #1 shakes and needs to be maintained.
3410	CABLE ELEVATOR #1	39,000	The cable elevator system has continual problems and needs to be updated.
3411	CABLE ELEVATOR #2	39,000	The cable elevator system has continual problems and needs to be updated.
4021	CEILING SURFACES - SUSPENDED TILE	21,180	the suspended tiles show signs of wear, stain, & water damage in scattered throughout the apts.
4031	CARPET	200	The carpet in the recreational room is stained and requires approximately 10% replacement.
4033	RESILIENT FLOORING	1,264	The resilient flooring in the recreation room has one burned tile to be replaced. The flooring in the laundry area is well worn and needs to be replaced.
4040	DOORS & FRAMES	19,042	The closet doors, in general, are off track and need to be repaired. The doors in the social room need to have panic hardware installed.
4070	CASEWORK	140,480	The casework and countertops are worn out. These need to be replaced.
4100	PLUMBING FIXTURES	17,250	The plumbing fixtures throughout are broken or inadequate and need to be replaced to meet current needs.
4110	HYDRONIC RADIATION	840	The framing for the hydronic radiation in the Recreational Room is damaged and needs to be repaired.
4270	INTERCOM	9,450	The intercom in a few units don't work and need to be replaced.
4310	SMOKE / FIRE DETECTORS	10,800	There are smoke detectors in the corridors for each floor. The building manager advises they are outdated and non-functional. The smoke detectors need to be replaced to meet current needs.
	350 ELLIS Totals:	**362,127**	

LEGEND

BUILDING ENTRANCE AND MAIL BOX LOCATION

UNIT DISTRIBUTION BY APARTMENT SIZE:

⊖	ZERO BED ROOM	77	UNITS
○	ONE BED ROOM	23	UNITS
	TOTAL	100	UNITS



ADDRESS MAP	666 ELLIS ST. CAL 1-28	HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO	PM 391

CAL 1-28: 666 Ellis

EIOP:	1971
Development Type:	13 Story High Rise
Occupancy Type:	Senior
Number of units:	100
	Family: 0
	Elderly: 100
Bedroom Distribution:	Studio (77)
	1 Bdr. (23)
Structure Type:	Reinforced Concrete
Number of buildings:	1
Year constructed:	1971

Site Description

666 Ellis Street is a 13-story high-rise located in San Francisco's Tenderloin District. Site plantings are limited to cylindrical planters, which enhance paved pedestrian areas. Along the northern edge of the site, an outdoor recreation area has been set aside.

Building Envelope and Public Spaces Description

The building is constructed of poured in place reinforced concrete. The roof is built-up with an asphalt surface material. The ground floor contains a small lobby with access to the mailroom. Other ground floor spaces include two parking bays for four vehicles, a driveway, which links the street with a rear parking lot, several mechanical rooms and a trash room. The second floor contains a community room, common kitchen, building management offices and the building manager's apartment. Floors two through twelve contain studio and one-bedroom apartments. All dwelling units are accessed from interior corridors.

Mechanical and Electrical Systems Description

Boilers provide domestic hot water to the spaces and heat to the dwellings. The common areas are served by a forced air furnace system.

Electric panels are circuit breakers with a panel located in each dwelling unit and near the common areas.

Two traction elevators and two stairwells provide vertical circulation.

Unit Interiors

Interior finishes consist of concrete and gypsum wall board walls and ceilings. Floor coverings are resilient tile and sheet vinyl.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

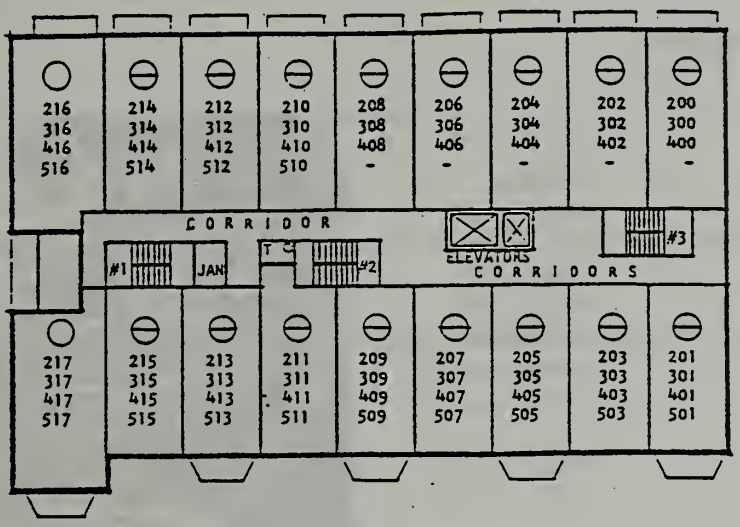
Summary of Issues

The window frames are corroded and do not function properly and need to be replaced. The trash compactor is in need of replacement.

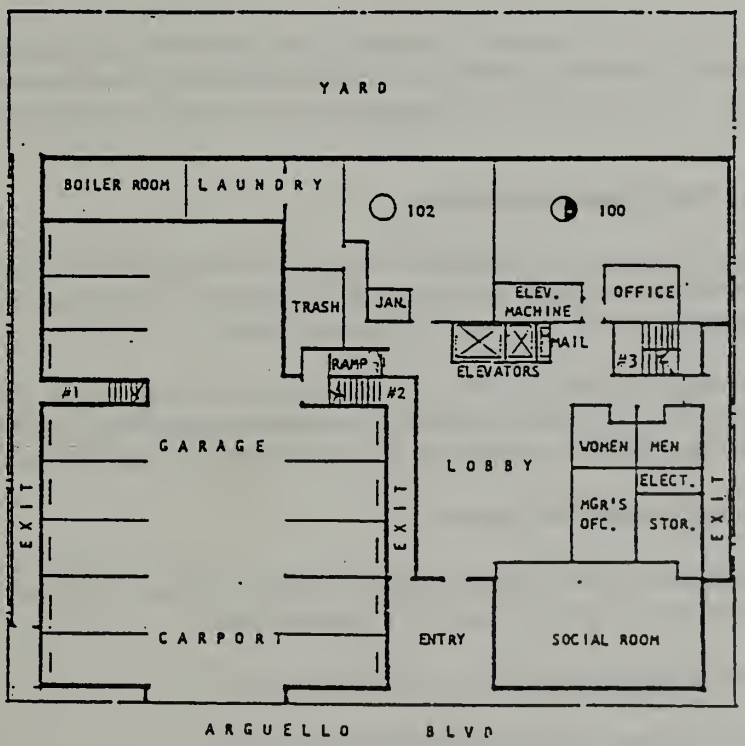
Handicap Accessibility

Currently there are 7 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
032 - 666 ELLIS			**1-28**
1170	SITE FURNITURE	6,250	Benches have broken boards and faded paint. Replace broken boards and paint.
2151	MEDIUM WINDOWS (15>30 SF)	335,610	The window frames are corroded and some do not function properly. Replace the window frames.
2152	LARGE WINDOWS (>30)	484,092	The window frames are corroded and some do not function properly. Replace the window frames.
3090	TRASH COMPACTORS	225,000	The trash compactor needs to be replaced per SFHA staff.
3360	CENTRAL VENT & EXHAUST	21,720	The vent fan requires continuous maintenance and need to be replaced.
4033	RESILIENT FLOORING	48,763	The tiles are worn and damaged in the recreation room and in Unit 604. Replace the resilient flooring. There are also a number of units that have asbestos tile to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	41,580	There is asbestos tile to be abated in a number of units.
	666 ELLIS Totals:	**1,163,015**	



2ND THRU' 5TH FLOOR PLAN



GROUND FLOOR PLAN

NORTH

Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX

- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	59
1-BR	9
2-BR	1
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	69

345 ARGUELLO BOULEVARD

PM401

SAN FRANCISCO HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-29

CAL 1-29: 345 Arguello

EIOP:	1973
Development Type:	Mid-Rise
Occupancy Type:	Senior
Number of units:	69
	Family: 0
	Elderly: 69
Bedroom Distribution:	Studio (59)
	1 Bedroom: (9)
	2 Bedroom: (1)
Number of Buildings:	1
Structure Type:	Wood Frame
Year constructed:	1973

Site Description

The senior apartment building, 345 Arguello, is located on Arguello Boulevard between Cornwall and Clement Streets. The site is relatively flat and is covered by the building footprint, except for a medium sized yard located at the rear of the building. This yard contains landscaping and a patio that is accessible to all tenants from the building lobby.

Building Envelope and Public Spaces Description

The reinforced concrete structure of 345 Arguello is sheathed with stucco and wood siding. The windows are aluminum framed, and the exterior doors are metal with the exception of the main entry, which is glass. Its low-sloped built-up roofing system drains to an exterior drainage system.

The five-story mid-rise houses 69 units, as well as common areas, and staff offices. The ground floor contains the community spaces, laundry room, manager's office, a two-bedroom apartment, mechanical room, and parking garage. The four upper floors house the remaining 68 units, which consist of 59 studio and nine one-bedroom units.

Mechanical and Electrical Systems Description

The units and common spaces are heated by hydronic radiation fueled by two boilers that also supply the building's hot water. A furnace heats the community room on the ground floor.

Electrical panels are circuit breaker type, and are located in each unit.

There are three fire stairs and two elevators that yield access all units.

Unit Interiors

Interior finishes include painted concrete walls, and gypsum wallboard partition walls and ceilings. Floor coverings are mostly carpet. Kitchen appliances are original to the building, and date back to 1973.

Apparent Safety Problems

Summary of Issues

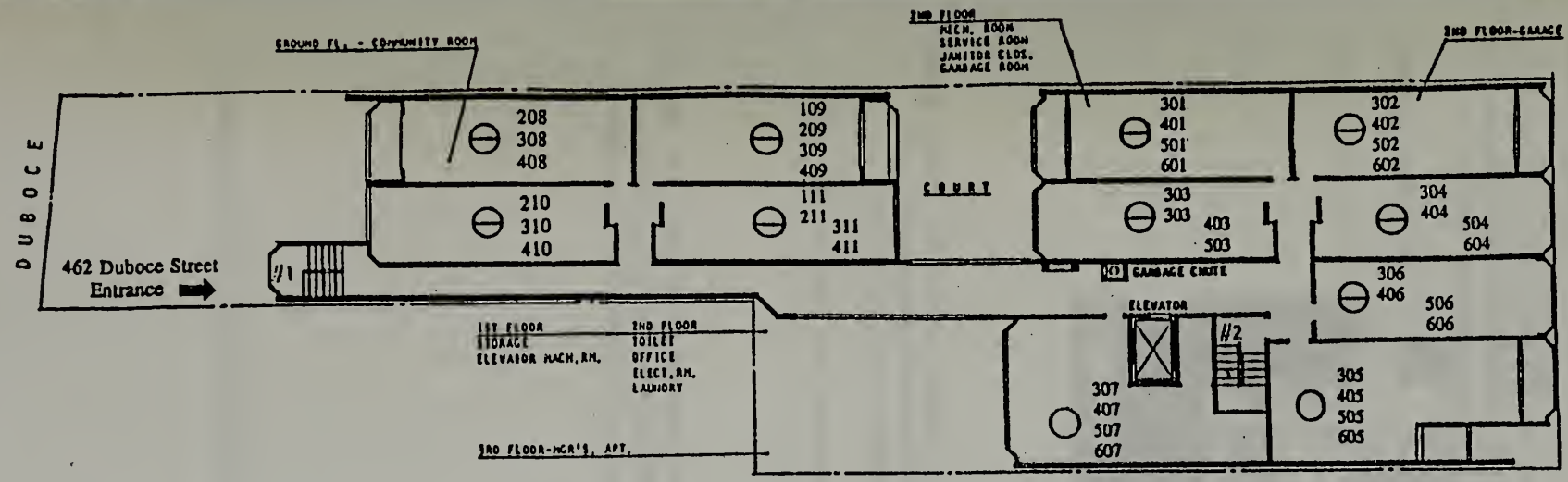
The cabinet doors in several units are damaged and need replacement.

Handicap Accessibility

Currently there are 4 accessible units and no hearing/visual units. The common spaces have had substantial 504 upgrades.

A new intercom accessible for sight impaired has recently been installed and is excepted to be prototyped for other senior developments.

Site		Repair Cost	Comment
041 - 345 ARGUELLO			**1-29**
1020	LANDSCAPED AREAS	348	Reseed approximately 10% of lawn area.
4011	WALL SURFACE - GWB	4,170	Repair damaged gypboard in the garage.
4022	CEILING SURFACES - ADHERED TILES	100	Replace damaged ceiling tiles in the social room.
4031	CARPET	4,531	Replace old and worn out carpeting.
4040	DOORS & FRAMES	1,181	Replace broken closet doors in unit 100.
4070	CASEWORK	15,858	Repair or replace damaged cabinet doors in various apartments.
4090	TOILET ACCESSORIES	5,670	Toilet accessories are broken in several units and need to be replaced.
4190	WINDOW SHADE DEVICES	5,748	Replace damaged and missing blinds and shades.
4210	LIGHTING FIXTURES	200	Several units have lighting fixtures that are inoperable and need to be replaced.
4241	RANGE/HOOD	14,250	Several units are in poor condition and need to be replaced.
	345 ARGUELLO Totals:	**52,055**	



GROUND FLOOR THRU' 6TH FLOOR

NORTH

LEGEND	UNIT DISTRIBUTION	
ENTRANCE & MAIL BOX LOC.	0 - BR	34
0 - Bedroom Apartment	1 - BR	8
1 - Bedroom Apartment	2 - BR	
2 - Bedroom Apartment	3 - BR	
3 - Bedroom Apartment	4 - BR	
4 - Bedroom Apartment	5 - BR	
5 - Bedroom Apartment	TOTAL	42

1971	CAL 1-30A 462 DUBOCE STREET	REV.
	ADDRESS MAP	8-4-92
	HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	

CAL 1-30A: 462 Duboce

EIOP:	1971
Development Type:	Mid-rise
Occupancy Type:	Senior
Number of units:	42
	Family: 0
	Elderly: 42
Bedroom Distribution:	Studio (34)
	1 Bedroom: (8)
Structure Type:	Wood Frame
Number of buildings:	1
Year constructed:	1971

Site Description

462 Duboce occupies a middle section of the block encompassed by Steiner, Fillmore, Herman, and Duboce streets. The community spaces that occupy the bottom floor are a recreation room with a kitchen, storage room, and mechanical room. There is a laundry and storage room located on the second floor along with an office.

The site is on fairly flat terrain with stone retaining walls separating small landscaped areas. Also included in the landscaping are small paved patios.

Building Envelope and Public Spaces Description

The building is constructed with a slab on grade foundation and wood framed walls with wood siding. The roofs are built up and covered with sheet asphalt. The building is accessed from street entrances or from the underground parking area. The units are accessed through interior corridors. The building was remodeled in 1985 and again in 2000.

Mechanical and Electrical Systems Description

Two boilers provide heat and hot water to the units and common areas.

Electric panels are circuit breaker type and located in each unit.

One hydraulic elevator and two sets of stairs provide vertical circulation.

Unit Interiors

Interior finishes consist of gypsum wallboard ceiling and wall surfaces. The floors are vinyl tile and the cabinets are wood.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

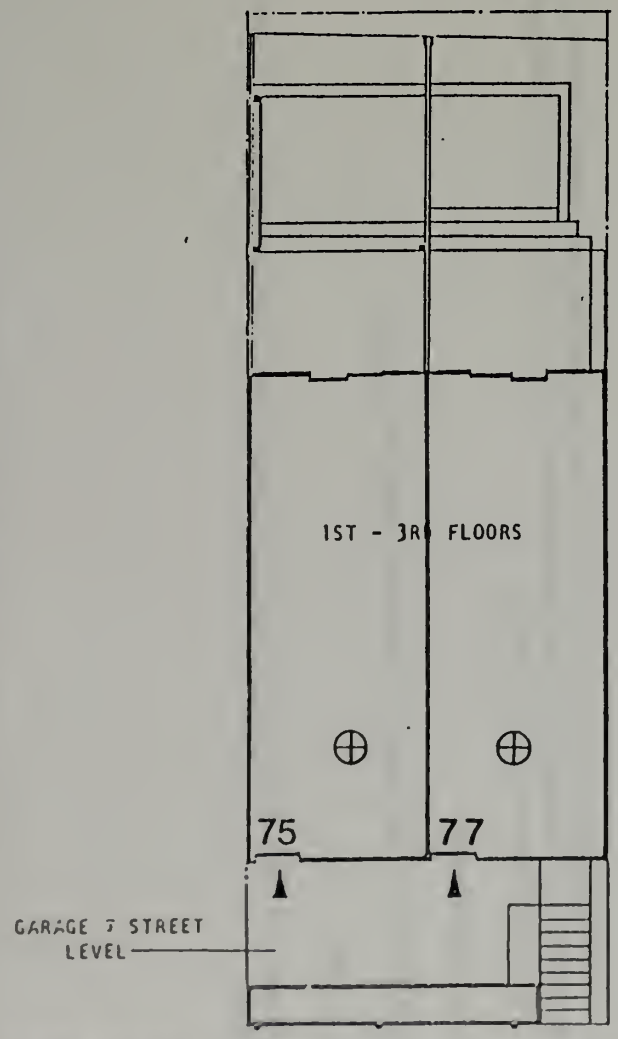
Summary of Issues

The casework is badly burned and damaged and needs replacement. The plumbing fixtures are at the end of their life cycle and need to be replaced. The intercom system is at the end of its life cycle and needs replacement. The boilers and boiler room equipment are at the end of their life cycle and need to be replaced.

Handicap Accessibility

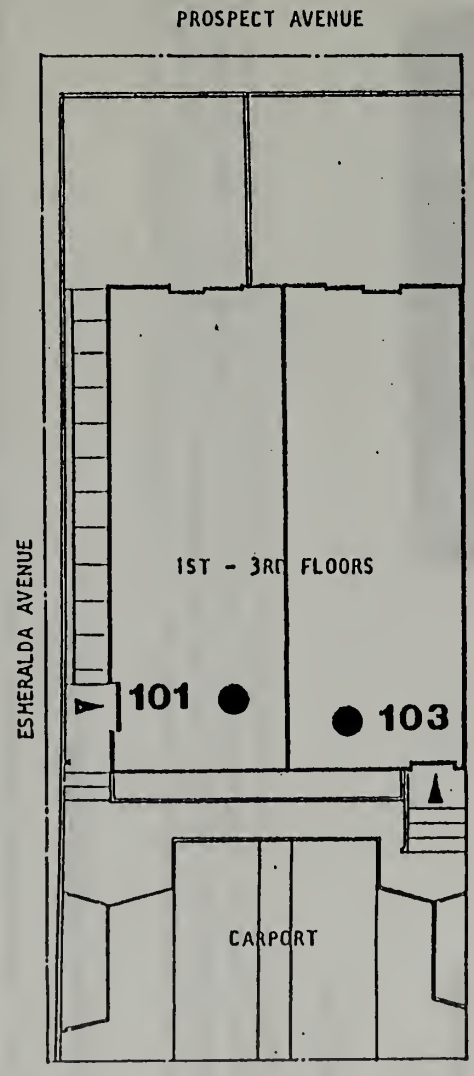
Currently there are 1 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
028 - 462 DUBOCE			**1-30**
3270	BOILERS - HOT WATER #1	26,880	Replace hot water boiler components due to age and difficulty in repairs.
3271	BOILERS - HOT WATER #2	26,880	Replace hot water boiler components due to age and difficulty in repairs.
4011	WALL SURFACE - GWB	2,995	Some water damage is present on GWB. The surface needs to be repaired and painted.
4033	RESILIENT FLOORING	43,582	There is asbestos tile to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	84,790	Abate vinyl asbestos tile throughout unit.
4040	DOORS & FRAMES	2,025	Some doors and frames are damaged and need to be replaced.
4060	INTERIOR STAIRWAYS	28,724	The stair treads are starting to split and need to be repaired as this is a tripping hazard.
4110	HYDRONIC RADIATION	32,249	The heater is not allowing enough heat and need to be replaced.
4190	WINDOW SHADE DEVICES	633	The window shading devices don't cover the whole window and need to be replaced.
4240	REFRIGERATOR	10,200	Many refrigerators are old and inefficient. The refrigerators need to be replaced to meet current needs.
	462 DUBOCE Totals:	**258,957**	



COLERIDGE STREET (4 BEDROOM)

PM-406



LUNOY'S LANE (3 BEDROOM)

(2)

Legend

- ENTRANCE & MAIL BOX LOC
- M-MAIN ENTRANCE & MAIL BOX
- ⊖ 0- Bedroom Apartment
- ○ 1- Bedroom Apartment
- ◑ 2- Bedroom Apartment
- ● 3- Bedroom Apartment
- ⊕ 4- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	-
1-BR	-
2-BR	-
3-BR	2
4-BR	2
5-BR	-
6-BR	-
TOTAL	4

75-77 COLERIDGE
101 & 103 LUNDY

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-30

rev. 11/80

CAL 1-30: 75-77 Coleridge

EIOP:	1971
Development type:	Townhouse
Occupancy type:	Family
Number of units:	2
	Family: 2
	Elderly: 0
Bedroom distribution:	4 bedroom: (2)
Number of buildings:	1
Structure type:	Wood frame
Year constructed:	1971

Site Description

75-77 Coleridge consists of two townhouse type units occupying a single city lot - both with roughly two stories over a garage level. In front of the building, the lot is paved for off-street parking. The building is rectangular in plan and has a rear courtyard. The rear yard is split into two yielding each unit a private yard area with wood decking. The lot slopes upward from front to back. The rear yard is at the approximate level of the first floor above the garage.

Building Envelope and Public Spaces Description

The building is constructed of wood framing with plywood siding. The plywood siding is unfinished at the rear of the building, and is painted in the front. The units share a wood deck on the street side giving access to their front doors. The windows are aluminum framed, and the unit entry doors are wood. Roofing is composition shingle.

Mechanical and Electrical Systems Description

The units are heated through a forced-air gas furnace. Each unit has a hot water heater, washer and dryer connection, and circuit breaker panel.

Unit Interiors

Most wall and ceiling surfaces are finished plywood. The kitchen and bathroom are finished out with gypsum wallboard. Each unit is composed of a main living level over a garage with bedrooms and bathrooms on the upper levels. Floors are finished with resilient flooring.

Apparent Safety Problems

The building structure of the garage has rotted and needs to be replaced.

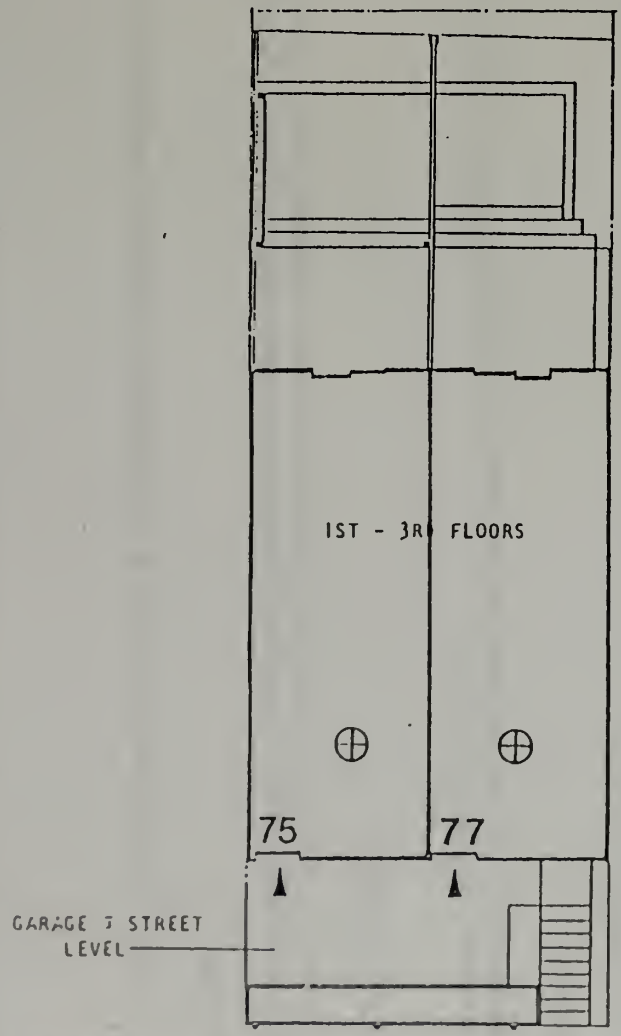
Summary of Issues

There is evidence of water damage to the walls and ceilings in the kitchen and bathroom. The interior stairs need to be refinished.

Handicap Accessibility

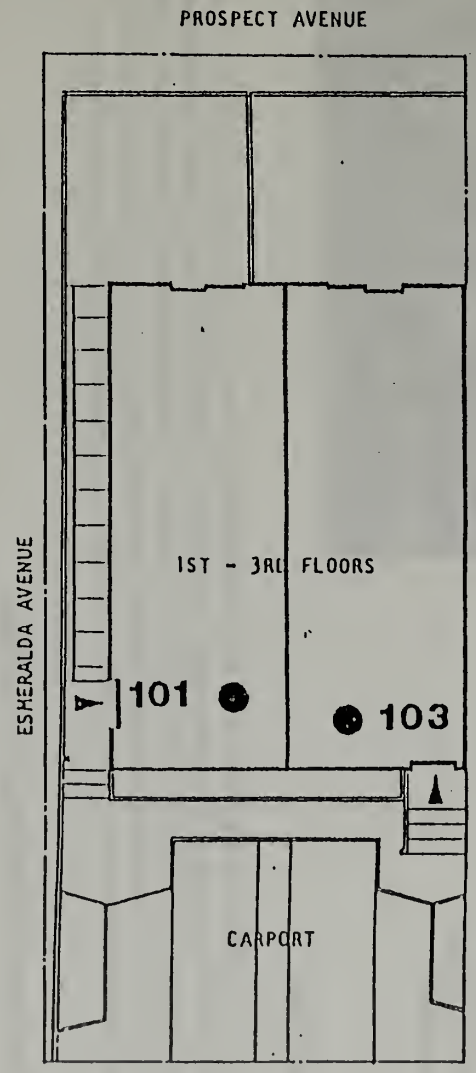
Currently there are no accessible units and no hearing/visual units. This is a two-unit development and there are no common spaces.

Site		Repair Cost	Comment
029 - 75-77 COLERIDGE			**1-30**
2040	VERTICAL STRUCTURE	4,872	The building structure within the livable space of the units appeared sound. The structure in the garage was rotted through and needs to be replaced.
2050	WOOD, VINYL, OR ALUM WALLS	4,887	The wood siding on the back side of the building was unfinished and weathered. Seal coat and paint the walls.
2175	ROLLUP VEHICULAR DOOR	6,567	The garage doors are made of wood and are rotting through. The hardware is semi-functional, but should be replaced.
4011	WALL SURFACE - GWB	1,440	In the kitchen and bathrooms, there is evidence of water damage and the paint is peeling. Some cracks are also evident. The wall surfaces need to be painted.
4023	CEILING SURFACES - GWP	200	There are isolated areas where water damage is present. Some cracking is also evident. The ceiling needs to be patched and painted.
4040	DOORS & FRAMES	9,900	Some of the doors are broken or missing . The frames look to be in sound condition. Fix or replace the doors.
4060	INTERIOR STAIRWAYS	6,629	Most of the stairs look in sound condition, Although, a few steps need to be replaced. All the stairs should be re-finished and painted.
4070	CASEWORK	2,340	Most of the casework has sustained some wear and tear. The countertops have some chipping, but are in fairly good condition. Refinish and paint the cabinets.
	75-77 COLERIDGE Totals:	**36,834**	



COLERIDGE STREET (4 BEDROOM)

PM-406



LUNDY'S LANE (3 BEDROOM)

(2)

Legend

- ENTRANCE & MAIL BOX LOC
- M-MAIN ENTRANCE & MAIL BOX
- ⊖ 0- Bedroom Apartment
- ○ 1- Bedroom Apartment
- ◑ 2- Bedroom Apartment
- ● 3- Bedroom Apartment
- ⊕ 4- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	-
1-BR	-
2-BR	-
3-BR	2
4-BR	2
5-BR	-
6-BR	-
TOTAL	4

75-77 COLERIDGE
101 & 103 LUNDY

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-30

rev. 11/80

CAL 1-30: 101-103 Lundy's Lane

EIOP:	1971
Development Type:	Townhouse
Occupancy Type:	Family
Number of units:	2
	Family: 2
	Elderly: 0
Bedroom Distribution:	3 bedroom (2)
Structure Type:	Wood
Number of buildings:	1
Year constructed:	1971

Site Description

The project occupies a rectangular corner city lot bordered by streets on three sides. It consists of two townhouse type units, which are roughly two stories over a crawlspace. The front of the lot is paved for off-street parking, and contains a planter. The lot slopes upward from front to back. The back consists of concrete patios separated by a wood privacy fence. A pedestrian sidewalk borders the street side of the lot. A concrete retaining wall with a chain link fence borders the street and rear lot lines. A single-family residence borders the remaining side.

Building Envelope and Public Spaces Description

The building is of wood frame construction with plywood siding. At the third level, wood balconies overlook the rear courtyard below. The wood doors and aluminum windows are original and date back to 1971. The roof is composed of asphalt shingles.

Mechanical and Electrical Systems Description

The two units are heated by forced-air gas furnaces. Each unit has a hot water heater, washer and dryer connections, and circuit breaker panels.

Unit Interiors

With the exception of the kitchen and bathrooms, the interior is finished with plywood. Kitchens and bathrooms are gypsum wallboard. Flooring is resilient tile.

Apparent Safety Problems

There is asbestos tile present and will eventually need to be removed. The interior stairways are structurally unsound and need replacement. Some unit smoke detectors are nonfunctional and need replacement.

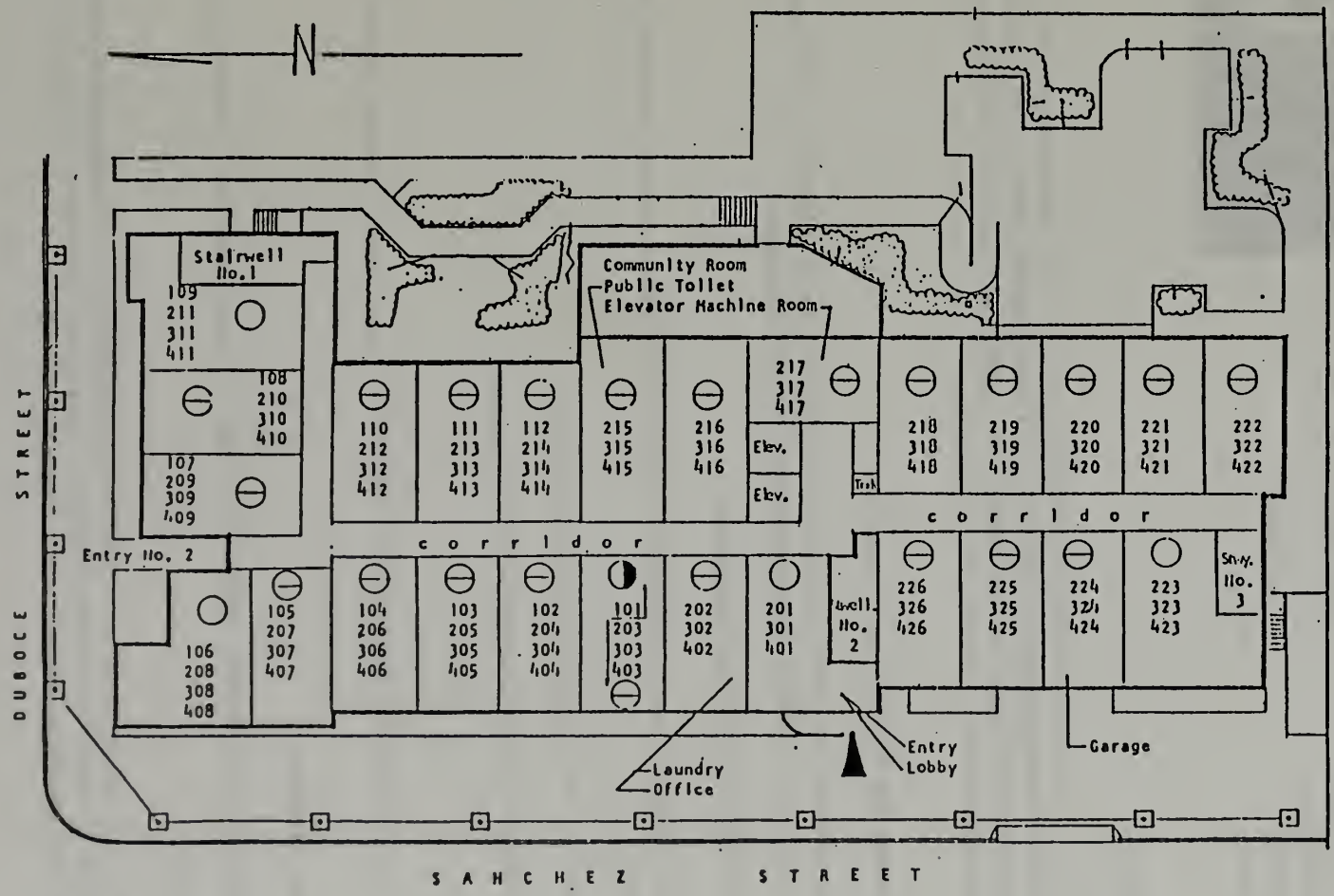
Summary of Issues

The retaining wall is showing evidence of cracking, water penetration and surface damage and needs replacement.

Handicap Accessibility

Currently there are no accessible units and no hearing/visual units. This is a two-unit development and there are no common spaces.

Site		Repair Cost	Comment
030 - LUNDY'S LANE			**1-30**
1020	LANDSCAPED AREAS	774	Substantial worn areas exist. Replace dead and/or missing plants.
1051	PAVED VEHICLE SURFACES - CONCRETE	199	Parking in front of the duplex is cracking in isolated areas and settlement damage is evident. This area needs to be repaired.
1061	PAVED WALKS/SURFACES - CONCRETE	182	Isolated areas are cracking and need to be repaired.
1180	FENCING - CHAIN LINK	308	The fence posts are secure but chain link exhibits aging, ripping, and vandalism. The fencing needs to be replaced.
1181	FENCING - WOOD	198	The wood fence is weathered and needs some boards replaced.
1190	RETAINING WALLS	11,963	The retaining walls are structurally sound but there is evidence of cracking, water penetration and surface damage throughout. The walls need to be repaired and sealed.
1191	LANDSCAPE RETAINING WALL - WOOD	3,000	The wood retaining wall is rotting due to serious water damage and needs to be replaced.
2050	WOOD, VINYL, OR ALUM WALLS	18,725	Extensive peeling of wood and water damage to walls is evident. The walls need to be replaced.
2141	ROOF DRAINAGE - EXTERIOR	527	The majority of roof gutters and drains are damaged and backed-up. Replace or repair the damage.
2151	MEDIUM WINDOWS (15>30 SF)	1,512	Some window panes are broken and need to be replaced.
2171	WOOD DOORS	724	The doors are intact but they all have damaged or missing hardware and need to be repaired.
2190	EXTERIOR STAIRS - CONCRETE	650	Systematic wear of treads, rails are damaged and stairs are weathered. The stairs need to be repaired.
2220	DECKS WITH RAILING	1,750	The wood rails and walls show evidence of water damage and are starting to rot. The decks need to be replaced.
4011	WALL SURFACE - GWB	1,296	Occasional holes in walls must be patched and painted.
4033	RESILIENT FLOORING	2,830	Isolated holes and cracks in flooring. There is also asbestos tile to be abated and replaced with resilient flooring in a number of units.
4040	DOORS & FRAMES	36,000	Seven doors are missing and the others are damaged. Replace the doors.
4060	INTERIOR STAIRWAYS	33,143	The stairs are structurally unsound and need to be replaced. Replace stairways, paint the walls and fix railings.
4090	TOILET ACCESSORIES	551	The accessories are all broken or damaged and need to be replaced.
4100	PLUMBING FIXTURES	4,800	Approximately half of the fixtures are leaking and damaged and need to be replaced.
4190	WINDOW SHADE DEVICES	844	The curtains are stained, torn, and do not hang properly. Replace the curtains.
4310	SMOKE / FIRE DETECTORS	675	Some of the smoke detectors are not functioning properly and need to be replaced.
	LUNDY'S LANE Totals:	**120,651**	



Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX

- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	75
1-BR	14
2-BR	1
3-BR	•
4-BR	•
5-BR	•
6-BR	•
TOTAL	90

25 SANCHEZ

Sheet 1 of 1 Sheet

SAN FRANCISCO HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-31

PM 395

CAL 1-31: 25 Sanchez

EIOP:	1972
Development Type:	4 Story Mid-Rise
Occupancy Type:	Senior
Number of units:	90
	Family: 0
	Elderly: 90
Bedroom Distribution:	Studio (75), 1 Bdr (14) 2 Bdr (1)
Number of buildings:	1
Type of building:	Wood Frame
Year constructed:	1972

Site Description

25 Sanchez is a four-story low-rise structure occupying a corner site at Duboce and Sanchez Streets. The building is rectilinear in shape with approximately half of the units facing Sanchez Street and the other half facing a landscaped area in the rear of the building. The landscaping forms a garden and patio that is accessible from the community room. A ground level garage provides parking for 12 cars.

Building Envelope and Public Spaces Description

The building is a wood frame construction with a stucco finish. A low profile built-up roof slopes toward exterior building downspouts. Dwelling units are accessed through interior corridors.

Mechanical and Electrical Systems Description

Boilers supply domestic hot water and provide heat to the units and common areas through the use of a hydronic radiation system.

Electrical panels are circuit breaker types located in each unit.

Hydraulic elevators and stairwells provided vertical circulation.

Unit Interiors

The interior finishes consist of gypsum wallboard walls and ceilings. The floor coverings are resilient tile, sheet vinyl and carpet.

Apparent Safety Problems

The buildings require an emergency generator to operate vital building systems in the event of a power failure.

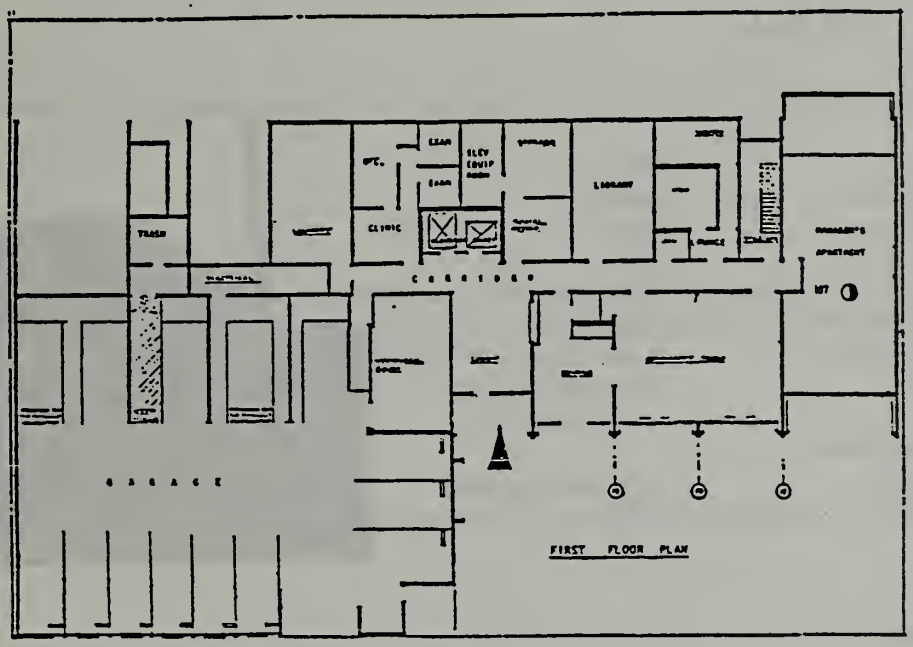
Summary of Issues

The intercom system is at the end of its life cycle and needs replacement. The boilers and boiler room equipment are at the end of their life cycle and need to be replaced. The elevator is at the end of its life cycle and needs replacement. The casework is worn out and in need of replacement.

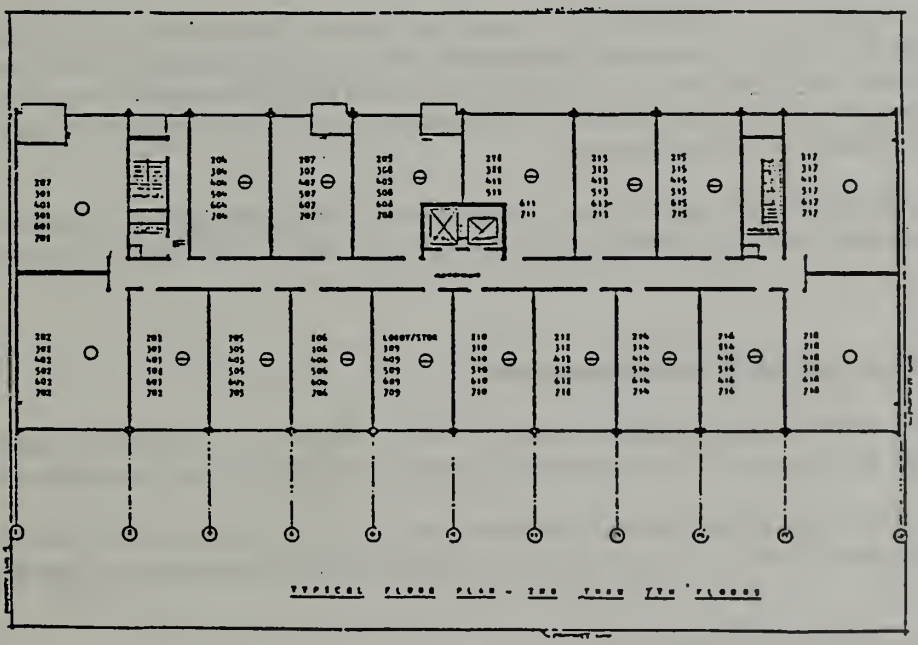
Handicap Accessibility

Currently there are 12 accessible units and no hearing/visual units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
040 - 25 SANCHEZ			**1-31**
1020	LANDSCAPED AREAS	9,146	Approximately 10% of the landscaped areas need to be reseeded.
2080	BUILT-UP, MEMBRANE OR FOAM ROOF	8,313	The built-up membrane roofing over Community/Conference room is pooling water towards Building 1. The roof needs to be repaired.
2170	METAL DOORS	3,748	Approximately 25% of metal doors are damaged and need to be replaced.
3080	CHUTES (MAIL/GARBAGE)	9,000	The garbage chute and door is damaged from normal wear & tear and needs to be replaced.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The intercom system is old and has many problems. It should be replaced.
3270	BOILERS - HOT WATER #1	154,454	The boilers are undersized and old and need to be replaced to meet current needs.
3271	BOILERS - HOT WATER #2	154,454	The boilers are undersized and old and need to be replaced to meet current needs.
3330	HOT WATER GENERATION	86,036	The hot water generation system needs replacement.
3400	ELEVATOR SHAFTWAYS, CABS AND DOORS	24,000	The elevators controls don't work half the time and need to be replaced.
3420	HYDRAULIC ELEVATOR #1	24,000	The hydraulic elevators are experiencing breakdowns. Stops between floors occurs often. The elevator needs to be replaced.
3421	HYDRAULIC ELEVATOR #2	24,000	The hydraulic elevators are experiencing breakdowns. Stops between floors occurs often. The elevator needs to be replaced.
4023	CEILING SURFACES - GWP	121	The gypboard ceiling shows signs of wear and tear and has holes. Approximately 30% needs to be repaired and painted.
4031	CARPET	15,034	The carpet is old and showing extreme signs of wear and tear. The carpet is loose and causing tripping hazards. The carpet needs to be repaired or replaced.
4040	DOORS & FRAMES	60,198	The closet doors have problems sliding. They need to be replaced or repaired.
4070	CASEWORK	904,350	The casework in many units is old and broken. Replace the casework.
4240	REFRIGERATOR	4,800	Several refrigerators in units are old and need to be replaced to meet current needs.
4241	RANGE/HOOD	51,750	The range and oven are old, dilapitated and need to be replaced.
4270	INTERCOM	61,425	The intercom is old and has problems. The intercom needs to be replaced.
	25 SANCHEZ Totals:	**1,614,827**	



BUSH STREET



BUSH STREET

N

Legend

- ENTRANCE & MAIL BOX LOC.
- H-MAIN ENTRANCE & MAIL BOX
- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION	
0-BR	83
1-BR	24
2-BR	1
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	108

1760 BUSH STREET

PM-397

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-32

CAL 1-32: 1760 Bush

EIOP:	1972
Development type:	Mid-rise
Occupancy type:	Senior
Number of units:	108
	Family: 0
	Elderly: 108
Bedroom distribution:	Studio: (83)
	One bedroom: (24)
	Two bedroom: (1)
Number of buildings:	1
Structure type:	Reinforced concrete
Year constructed:	1972

Site Description

1760 Bush is located on Bush Street between Gough and Octavia. The building is rectilinear in design and has a flat roof. It is eight stories high and contains 108 dwelling units. These are housed on floors two through seven and are accessed by a fire stair at each end of the building and by two elevators located in the middle of the building. A parking garage is also located on this level and is entered on Bush Street. A concrete terrace is located above the garage and is accessed on the second floor.

The site is located on top of a steep hill, but is relatively flat. The building divides the site into a front and back yard. The front courtyard is well landscaped and provides direction towards the entrance. The rear yard is sparsely landscaped.

Building Envelope and Public Spaces Description

The building is entirely constructed of reinforced concrete. The exterior concrete has a painted finish. Exterior window frames are aluminum. Doors are metal. The roof is flat and covered by a built-up system.

Public spaces are mainly located on the ground floor and include an entrance lobby, garage, community room, clinic, and manager's office. A concrete terrace is located above the garage and is accessible on the second floor.

Mechanical and Electrical Systems Description

All units and common areas are heated by a hydronic radiation system. Two boilers supply the hot water. The same boilers, along with solar panels on the roof, supply the domestic hot water.

Electrical panels for the units and common areas are circuit breaker types.

Unit Interiors

Interior finishes consist of plaster walls and painted concrete ceilings. The floor coverings are resilient tile and carpet.

Apparent Safety Problems

Smoke/fire detectors are present in dwellings but missing from common areas. Asbestos tile will eventually need removal.

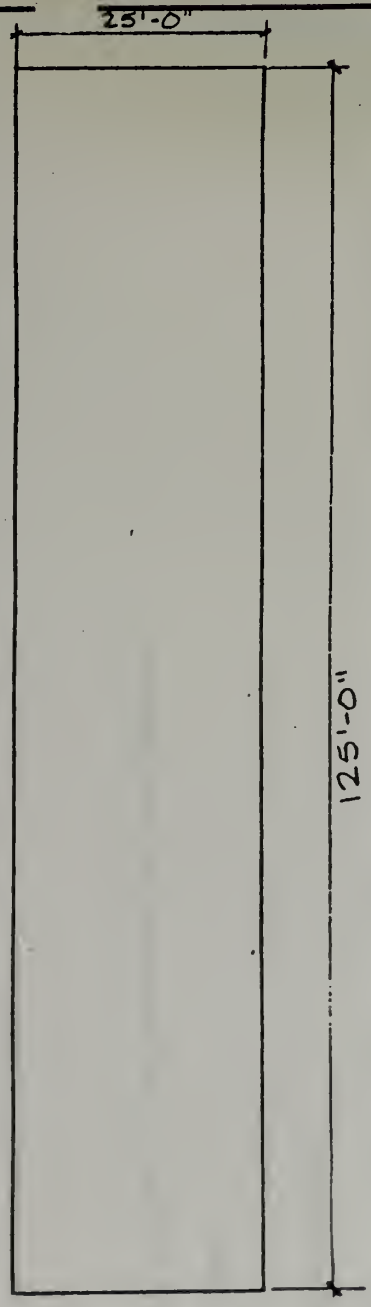
Summary of Issues

The building elevators, intercom system and heat exchanger #1 are at the end of their life cycles and need replacement. The present air distribution ductwork is inadequate and will require retrofitting to provide proper ventilation. The casework in the dwellings is generally in need of repair.

Handicap Accessibility

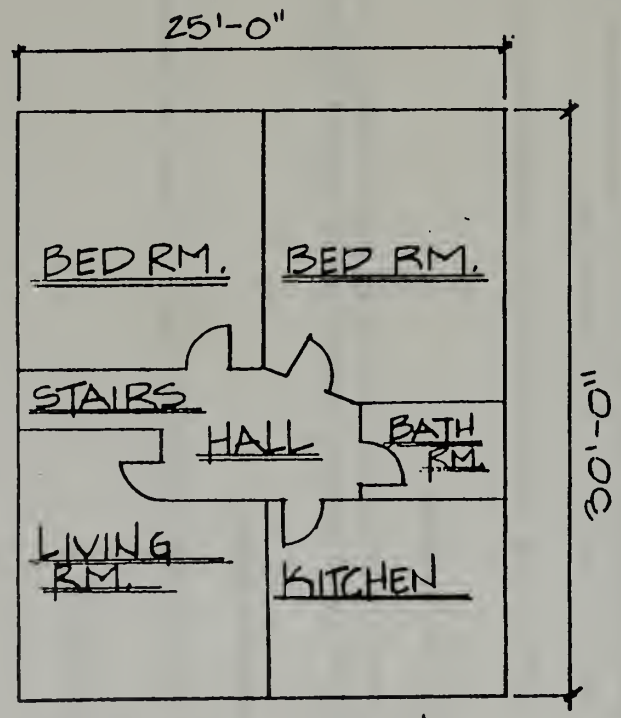
Currently there are 11 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
033 - 1760 BUSH			**1-32**
1061	PAVED WALKS/SURFACES - CONCRETE	2,713	The paved sidewalks are cracking and need to be repaired
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The intercom devices are old and inadequate. They need to be replaced to meet current needs.
3350	AIR DISTRIBUTION DUCTWORK	278,891	The air distribution ductwork is inadequate because it pushes used air from one apartment to another. The ductwork needs to be replaced.
3400	ELEVATOR SHAFTWAYS, CABS AND DOORS	336,000	The elevators are old and break often. The shaftways, cabs and doors need to be replaced.
3410	CABLE ELEVATOR #1	84,000	The elevators are old and should be replaced with cable elevators to meet current needs.
3411	CABLE ELEVATOR #2	84,000	The elevators are old and should be replaced with cable elevators to meet current needs.
4011	WALL SURFACE - GWB	4,300	Near the store, the paint is bubbling and the area needs to be patched and painted.
4012	WALL SURFACE - MASONRY	1,200	There is a visible water leak on the masonry and needs to be repaired.
4040	DOORS & FRAMES	17,404	The doors are missing handles and need to be replaced.
4070	CASEWORK	156,363	The guides in the casework are missing and drawers don't open. These need to be repaired or replaced.
4090	TOILET ACCESSORIES	6,458	Toilet accessories are old and inadequate and need to be replaced to meet current needs.
4100	PLUMBING FIXTURES	76,480	The plumbing fixtures are inadequate and need to be replaced to meet current needs.
4110	HYDRONIC RADIATION	44,544	Some units have problems of too much or too little heat. The hydronic radiation need to be replaced to meet current needs.
4241	RANGE/HOOD	18,000	The ranges and hoods are old and needs to be replaced to meet current needs.
4270	INTERCOM	70,088	The intercom is very old and needs to be replaced to meet current needs.
	1760 BUSH Totals:	**1,200,440**	

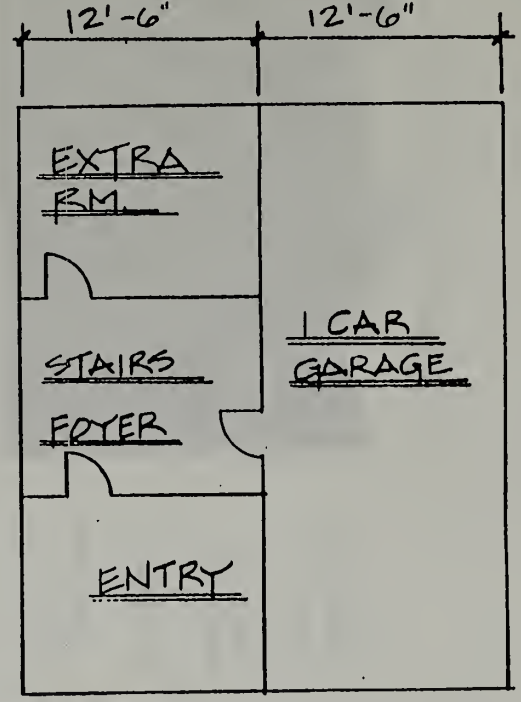


THRIFT STREET

NET AREA: 3,125 SQ. FT.
ZONING: R1
BLOCK: 7055
LOT NO.: 15F



UPPER LEVEL



GROUND LEVEL

SAN FRANCISCO HOUSING AUTHORITY
440 TURK. ST.

DATE	CAL 1-33 275 THRIFT ST.	DRAWING NUMBER

K·E CRYSTALENE ® 8½x11
ARCHITECTS' STANDARD FORM

MADE IN U.S.A.

CAL 1-33: 275 Thrift

EIOP:	1971
Development type:	Single Family
Occupancy type:	Family
Number of units:	1
	Family: 1
	Elderly: 0
Bedroom distribution:	3 bedrooms
Number of buildings:	1
Structure type:	Wood frame
Year constructed:	1970

Site Description

275 Thrift is a two-story single-family detached residence occupying a single lot bordered on two sides by similar single-family residences. The entry and garage are on the first level with the living areas on the second level. The residence has a front driveway and large rear yard and is rectilinear in plan.

Landscaping consists mainly of small planting areas in the front and an open yard in the rear.

Building Envelope and Public Spaces Description

The building is wood framed. Exterior finishes include stucco on the front and sides, and wood shingles in the rear. The roof is pitched and covered with asphalt shingles. Exterior window frames and doors are wood.

Mechanical and Electrical Systems Description

A wall-mounted gas furnace in the living room heats the dwelling. A residential hot water heater supplies domestic hot water.

The electrical panel is on circuit breakers.

Unit Interiors

Interior finishes consist of painted plaster walls and ceilings. The floor coverings are resilient tile, sheet vinyl and hardwoods.

Apparent Safety Problems

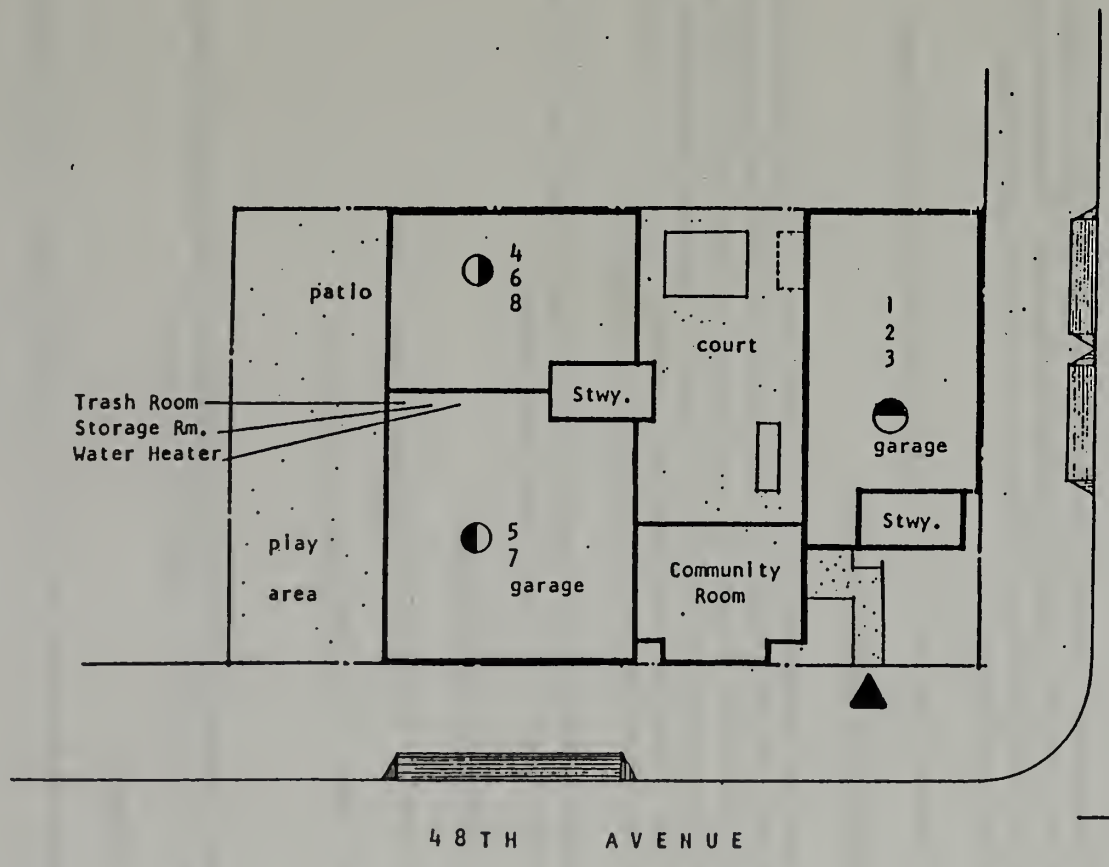
Summary of Issues

The present roof and gutter system are leaking and need replacement.

Handicap Accessibility

This is a single family house. There are no common spaces.

Site		Repair Cost	Comment
026 - 275 THRIFT - HOUSE			**1-33**
1020	LANDSCAPED AREAS	6,371	The landscaping has been seriously neglected and requires complete replacement.
1181	FENCING - WOOD	2,431	The wood fence has reached the end of its useful life and is losing structural integrity. Replace all of the wood fencing.
2141	ROOF DRAINAGE - EXTERIOR	810	The gutters and downspouts are dented and leaking. They should be replaced along with the roof.
4032	WOOD FLOORS	2,925	The wood floors are heavily worn and require complete refinishing.
	275 THRIFT - HOUSE Totals:	**12,537**	



Scale: 1' = 20'-0"

PM 392

Legend

ENTRANCE & MAIL BOX LOC
M-MAIN ENTRANCE & MAIL BOX

- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	-
1-BR	-
2-BR	3
3-BR	3
4-BR	2
5-BR	-
6-BR	-
TOTAL	8

4101 NORIEGA

SHEET 1 of 3 SHEETS

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-34

CAL 1-34: 4101 Noriega

EIOP:	1972
Development Type:	Walk-up
Occupancy Type:	Family
Number of units:	8
	Family: 8
	Elderly: 0
Bedroom Distribution:	Two-bedroom (3)
	Three-bedroom (3)
	Four-bedroom (2)
Number of buildings:	1
Type of building:	Wood Frame
Year constructed:	1971

Site Description

This development occupies the corner lot of Noriega and 48th Avenue. The building footprint covers about 3/4 of the relatively flat site, leaving two well-defined sections of landscaping. One section is a central courtyard and the other is located at the corner of Noriega and 48th Avenue, which is the main entrance to the complex. On site parking is limited to the small garages.

The landscaping is primarily grass with a few small planters located in the courtyard areas.

Building Envelope and Public Spaces Description

The building is wood frame construction with a stucco finish. This small building houses 8 dwelling units and is divided into three parts. The first is three stories and contains three 3-bedroom units located over a two-car garage and accessed by an exterior stair. The second consists of a two-car garage and one 2-bedroom unit on the ground floor. The second floor houses two 4-bedroom units and a third 2-bedroom unit accessed by an exterior stairway. The third part is a ground level community room that is located between the two dwelling sections. The building has a pitched roof with asphalt shingles and drains to gutters and downspouts.

Two exterior concrete and steel stairways, one serving each section, provide access to all floors and units. A fire escape is also provided for each section as a second means of egress.

Mechanical and Electrical Systems Description

A building boiler located on the ground floor generates domestic hot water.

Individual furnaces in each unit provide heating and ventilation.

Unit Interiors

The interior finishes in units at 4101 Noriega consist of textured and painted gypsum board on both walls and ceilings. The floor coverings consist of resilient tile in all rooms.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed. There is lead based paint present that needs to be removed.

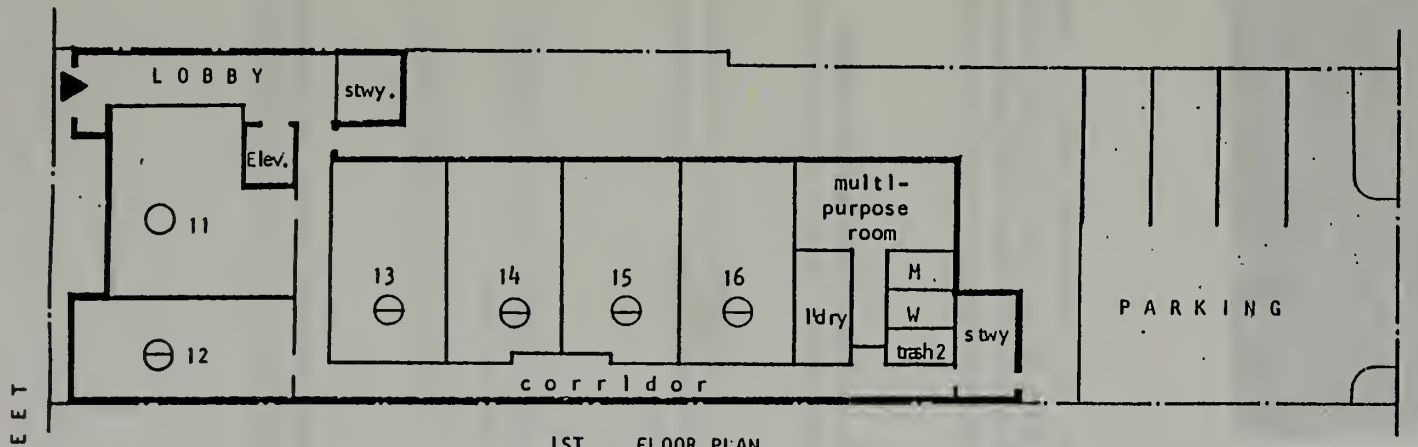
Summary of Issues

The intercom system and the switchgear are at the end of their life cycles and need replacement.

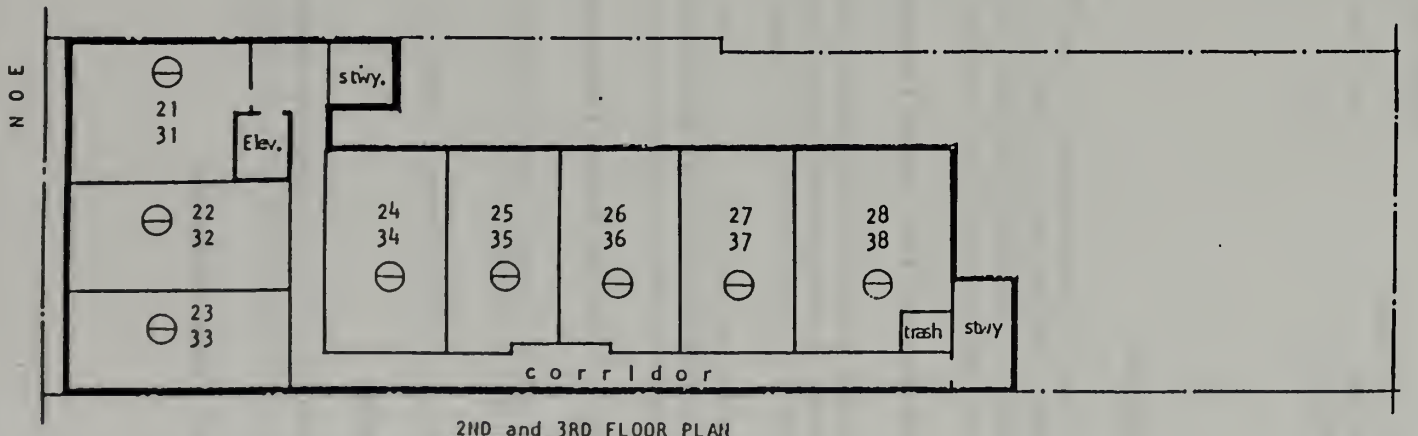
Handicap Accessibility

Currently there are no accessible units. The common spaces will be access upgraded in the future.

Site		Repair Cost	Comment
035 - 4101 NORIEGA			**1-34**
1101	MAIL BOXES	1,918	The mailboxes are very inadequate and falling apart. Replace the mailboxes.
1201	DRAINAGE - SURFACE RUNOFF	1,200	The site drainage in the courtyard by the laundry room has a negative pitch and the water ponds up per SFHA staff.
2052	PLASTER WALLS	1,508	The outside of the building has rust stains and needs to be repainted.
2151	MEDIUM WINDOWS (15>30 SF)	3,920	Several windows are broken and needs to be replaced.
2180	EXTERIOR COVERED AREAS	372	The canopy is surrounded by a drain which is bent and needs to be replaced.
2200	FIRE ESCAPE	15,000	The hinges are rusting out and the fire escapes need painting per SFHA staff.
3030	GAS DISTRIBUTION	26,115	Some heaters are not working and need to be fixed.
3100	SWITCHGEAR	62,510	The switchgear is old, inadequate and needs to be replaced to meet current needs.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The intercom system is inadequate and needs to be replaced to meet current needs.
4011	WALL SURFACE - GWB	783	There are holes in the wall surfaces that need to be repaired.
4016	WALL SURFACE - CERAMIC TILE/STONE	1,500	The shower wall at unit #2 is damaged and tiles are missing. This needs to be repaired and painted.
4023	CEILING SURFACES - GWP	300	In one kitchen, the ceiling is buckling and needs to be repaired and painted.
4033	RESILIENT FLOORING	37,141	All units still have asbestos flooring that needs to be abated and replaced with resilient flooring.
4036	ABATE VINYL ASBESTOS TILE	72,230	All apartments had original flooring of asbestos tile and needs to be abated.
4040	DOORS & FRAMES	1,533	Some doors are cut-up at the lock. The closet doors are falling off the tracks and need to be replaced.
4070	CASEWORK	16,719	The casework in the storage room needs to be rebuilt. Some cabinet doors are missing and need to be replaced. Also, the countertops are in need of repair.
4113	LOCAL HVAC	31,500	In one apartment, the heat no longer functions and the heater needs to be replaced.
4241	RANGE/HOOD	2,250	Some ranges do not work and need to be replaced.
	4101 NORIEGA Totals:	**296,498**	



1ST FLOOR PLAN



2ND and 3RD FLOOR PLAN

Scale: 1" = 20'-0"

PM394

Legend

- ENTRANCE & MAIL BOX LOCK
- M-MAIN ENTRANCE & MAIL BOX
- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	19
1-BR	3
2-BR	-
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	22

363 NOE ST.

SHEET 3 of 3 SHEET

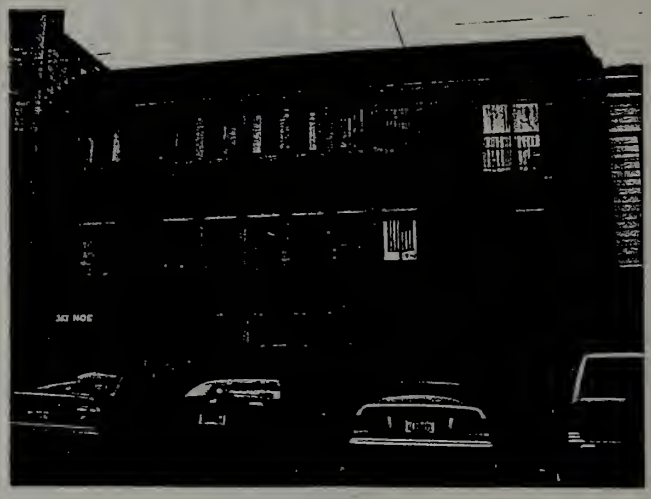
SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-34

CAL 1-34: 363 Noe Street

EIOP:	1972
Development Type:	Low-rise
Occupancy Type:	Senior
Number of units:	22
	Family: 0
	Elderly: 22
Bedroom Distribution:	Studio (19)
	1 Bedroom (3)
Number of buildings:	1
Structure Type:	Wood Frame
Year constructed:	1971



Site Description

363 Noe Street is located between 16th and 17th Streets. The site has a considerable slope from west to east, the main entrance to the building being at grade level on Noe Street, approximately 12' below the grade on the opposite side of the building. A small patio is located of the rear entrance, and there is a small parking lot accessible from Pond Street. Landscaping is very limited, consisting mainly of grass near the rear patio and a few small planters.

Building Envelope and Public Spaces Description

The building is wood-frame with a stucco exterior and a concrete slab-on-grade foundation. There are two different types of roofs. A pitched roof with asphalt shingles covers the front three units on Noe Street. The rest of the building has a low slope roof of built-up asphalt.

The entrance lobby, Community Room, public restrooms and laundry room are located on the first floor. Dwelling units are accessed from an interior corridor on the second and third levels. These corridors are served by an elevator as well as two stairwells, one at each end of the building.

Mechanical and Electrical Systems Description

Dwelling units and common areas are heated by a hydronic radiation system. Two boilers at the west end of the building supply the hydronic radiators, as well as domestic hot water.

Main electrical panels are the circuit breaker type, with individual breaker panels located in each dwelling unit.

Unit Interiors

Unit interior finishes consist of gypsum wallboard ceilings and walls. The majority of the floor coverings are resilient tile, while some units have carpet in the living areas and sheet vinyl in the kitchens and bathrooms.

Apparent Safety Problems

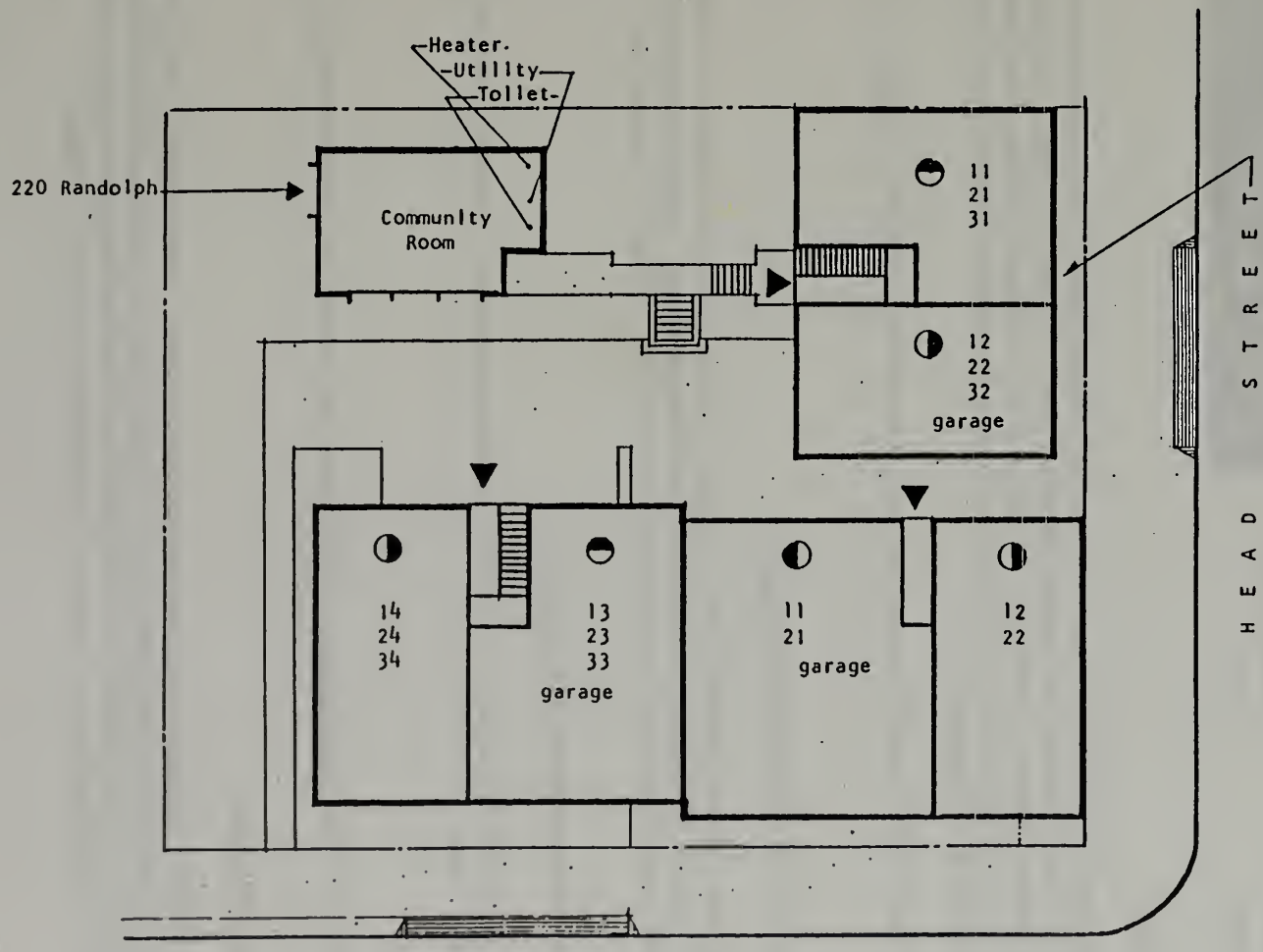
Summary of Issues

The casework has scratches and burns and need to be replaced.

Handicap Accessibility

Currently there are 6 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
037 - 363 NOE			**1-34**
1020	LANDSCAPED AREAS	240	The small landscape areas need reseeding.
1050	PAVED VEHICLE SURFACES - ASPHALT	199	Approximately 20% of the paved vehicle surface is cracking and needs to be repaired and sealed.
2150	SMALL WINDOWS (<15)	6,880	Some of the aluminum frames are showing signs of deterioration and need to be replaced.
4014	WALL SURFACE - METAL	631	Some metal plates on the wall surface of the mechanical room are bent. These need to be repaired.
4023	CEILING SURFACES - GWP	258	The ceiling surface in the mechanical room and unit A11 show signs of water damage. These need to be repaired and painted.
4031	CARPET	5,281	The carpet in unit 28 is old and worn and needs to be replaced.
4033	RESILIENT FLOORING	1,255	The resilient flooring in unit 26 is cracked. Approximately 10% of the flooring needs to be replaced.
4040	DOORS & FRAMES	12,383	The closet doors are showing signs of wear and need to be repaired.
4070	CASEWORK	25,886	The countertops with scratches and burns need to be replaced.
4100	PLUMBING FIXTURES	1,725	The broken plumbing fixtures need to be replaced.
4110	HYDRONIC RADIATION	2,930	The hydronic radiation in unit 26 is not working and needs to be repaired.
4190	WINDOW SHADE DEVICES	540	Some of the curtains worn and need to be replaced.
4241	RANGE/HOOD	675	The oven door in unit 26 is loose and need to be replaced.
	363 NOE Totals:	**58,882**	



Scale: 1" = 20'-0"

PM 393

Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX

- 0- Bedroom Apartment
- 1- Bedroom Apartment
- 2- Bedroom Apartment
- 3- Bedroom Apartment
- 4- Bedroom Apartment
- 5- Bedroom Apartment
- 6- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	-
1-BR	-
2-BR	8
3-BR	6
4-BR	2
5-BR	-
6-BR	-
TOTAL	16

200 RANDOLPH
220 RANDOLPH
401 HEAD

SHEET 2 of 3 SHEETS

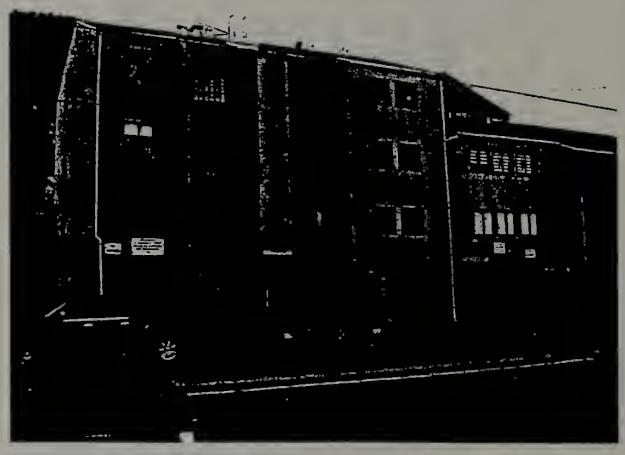
SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-31

CAL 1-34: 200 Randolph

EIOP:	1972
Development Type:	Walk-up
Occupancy Type:	Senior
Number of units:	16
	Family: 0
	Elderly: 16
Bedroom Distribution:	2 Bedroom: (8)
	3 Bedroom: (2)
	4 Bedroom: (6)
Number of Buildings:	3
Structure Type:	Wood Frame
Year constructed:	1971



Site Description

200 Randolph Street is located at the corner of Randolph and Head Streets. A six unit, three-story walk-up, fronts Head Street and another ten-unit walk-up faces Randolph Street. A detached one-story community room occupies the northwest corner of the site. The site has a moderate slope increasing in elevation from Randolph Street northward. The configuration of the site permits cars to enter garages at one level of the site and residents to enter units above garages at another level.

Site landscaping is limited to small planting areas along the street and a terraced yard adjacent to the community room.

Building Envelope and Public Spaces Description

The buildings have eight-foot concrete block foundation walls and wood framing above. The exterior is finished with stucco. A pitched roof with asphalt shingles is used on all three buildings. Window frames are aluminum. Doors are both wood and metal. Public space consists of the community room, garage, and garbage room.

Mechanical and Electrical Systems Description

Each unit has its own-ducted furnace. One boiler provides domestic water. Individual units have two switch electrical breaker boxes.

Unit Interiors

Interior finishes consist of painted gypsum wallboard walls and ceilings. The floor coverings are resilient tile.

Apparent Safety Problems

Deteriorated stairwells steps and railings are a serious safety problem. Exterior lighting, particularly in the interior courtyard area, is needed to ensure resident safety. The east entrance gate lock and communications system needs repair. Additionally, the interior chain link fence along the retaining wall is broken causing a falling hazard for children. The building meets code requirements for building size and height limitations.

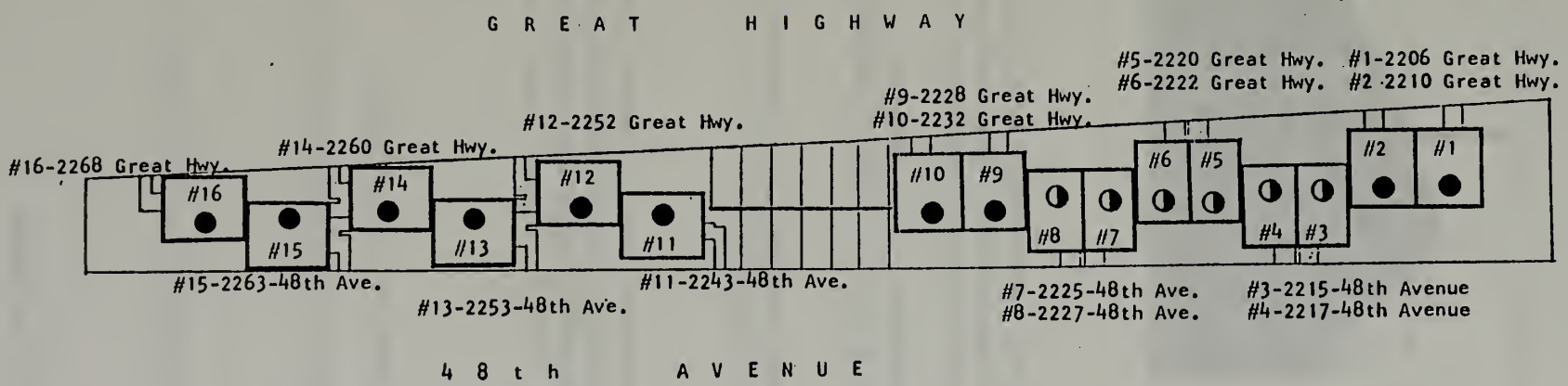
Summary of Issues

The roof and gutters on the community building requires extensive repair or replacement.

Handicap Accessibility

Currently there are no accessible units. The common spaces will be access upgraded in the future.

Site		Repair Cost	Comment
036 - 200 RANDOLPH			**1-34**
1020	LANDSCAPED AREAS	5,736	The landscaping requires extensive grass reseeding in the courtyard area.
1101	MAIL BOXES	205	One mailbox is missing. Replace the mailbox.
1180	FENCING - CHAIN LINK	1,302	One section of chain link fence is missing at the central courtyard. This is a fall hazard for children. The chain link fence along north edge of property is missing 50% of the wood boards. Replacement boards are needed in this area.
1190	RETAINING WALLS	420	An 18"x18" hole was found in CMU wall. Repairs are needed to maintain the integrity of wall.
2081	ASPHALT OR FIBERGLASS SHINGLES	6,888	The asphalt roof over community building is highly deteriorated. The roof needs to be replaced.
2141	ROOF DRAINAGE - EXTERIOR	852	The gutter & downspout on north side of community building are broken. One section of downspout on north side of Bldg 3503 is missing.
2190	EXTERIOR STAIRS - CONCRETE	630	Approximately 20% of concrete steps on exterior stairs on 3503 and 3504 are highly worn or cracked. These areas require patching and sealing.
3180	COMMUNICATION SYSTEM - INTERCOM	60,000	The intercom system and gate lock system needs replacement as soon as possible. This broken system compromises the sites' security.
4011	WALL SURFACE - GWB	897	The wall surface in unit 24, Building 3503, has water damage and needs to be repaired and painted.
4023	CEILING SURFACES - GWP	10,686	Unit 22 in Bldg 3504 has water damage on ceiling of master bedroom. Unit 24 in building 3504 has water damage in the bathroom. These areas need to be repaired and repainted.
4033	RESILIENT FLOORING	13,655	The flooring needs to be replaced. Several units have flooring that is damaged.
4210	LIGHTING FIXTURES	204	One unit has lighting fixtures that are inoperable and need to be replaced.
	200 RANDOLPH Totals:	**101,476**	



PM-405

Legend

- ENTRANCE & MAIL BOX LOC.
- M-MAIN ENTRANCE & MAIL BOX
- ⊖ 0- Bedroom Apartment
- ○ 1- Bedroom Apartment
- ◑ 2- Bedroom Apartment
- ● 3- Bedroom Apartment

UNIT DISTRIBUTION	
0-BR	-
1-BR	-
2-BR	6
3-BR	10
4-BR	-
5-BR	-
6-BR	-
TOTAL	16

(2)

2206-2268 GREAT HIGHWAY 2215-2263 - 48TH AVENUE

SAN FRANCISCO HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-35

CAL 1-35: 2206-2268 Great Highway

EIOP:	1972
Development Type:	Townhouse
Occupancy Type:	Family
Number of units:	16
	Family: 16
	Elderly: 0
Bedroom Distribution:	Two-Bedroom (6)
	Three-Bedroom (10)
Structure Type:	Wood Frame
Number of buildings:	2
Year constructed:	1971

Site Description

The apartments at 2206-2268 Great Highway are located in the Sunset District of San Francisco, between Rivera and Santiago Streets on the north and south, 48th Avenue on the east, and Great Highway on the west. The two townhouse-style buildings house all 16 dwelling units and are two stories in height with pitched roofs.

The south building contains six three-bedroom units, while the north building houses four three-bedroom units and six two-bedroom units. A private enclosed yard is provided for each unit. At present, the yards are being enclosed with wooden fences.

The site is wider at the north end than the south, which gives it a wedge shape. It is relatively flat and divided into two parts by the canopy-covered parking area that separates the two buildings.

Building Envelope and Public Spaces Description

Both buildings are wood frame construction and the exterior finishes consist of painted stucco and wood shingle siding. Each unit of the south building is offset to the unit beside it, giving the building a jagged footprint. The north building is similar with the offset every two units. The roofs of both buildings are pitched and covered with asphalt shingles and draining to exterior gutters and downspouts. The dwelling units are accessed directly from the public sidewalks on either 48th Avenue or Great Highway.

Mechanical and Electrical Systems Description

Unit furnaces and hot water heaters provide heating and domestic hot water generation.

The electric panels are circuit breakers with a main breaker box for each building containing a breaker for each unit. Smaller two switch breaker boxes are located in each unit.

Unit Interiors

The interior finishes consist of textured and painted gypsum board on both walls and ceilings. The floor covering is resilient tile throughout both buildings.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

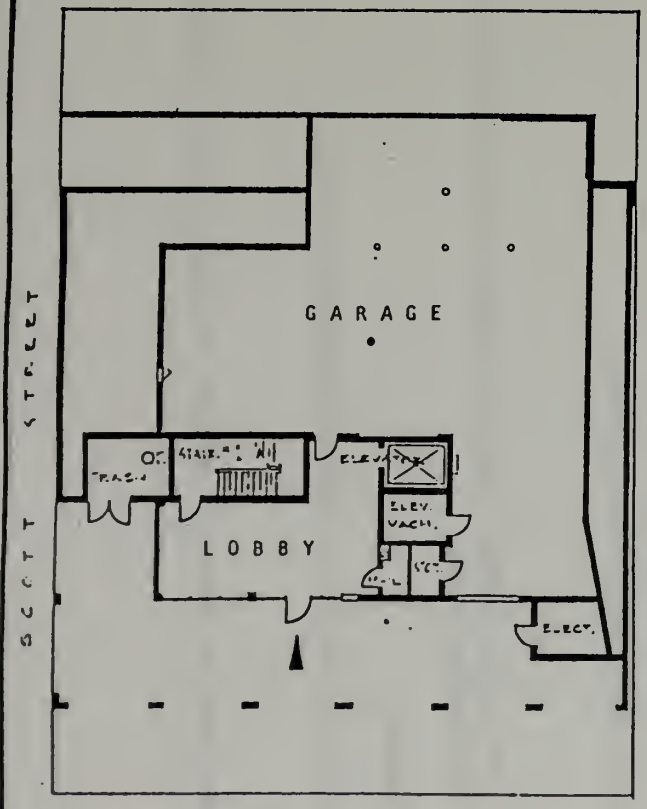
Summary of Issues

The heating system has corrosion all over the piping and needs replacement.

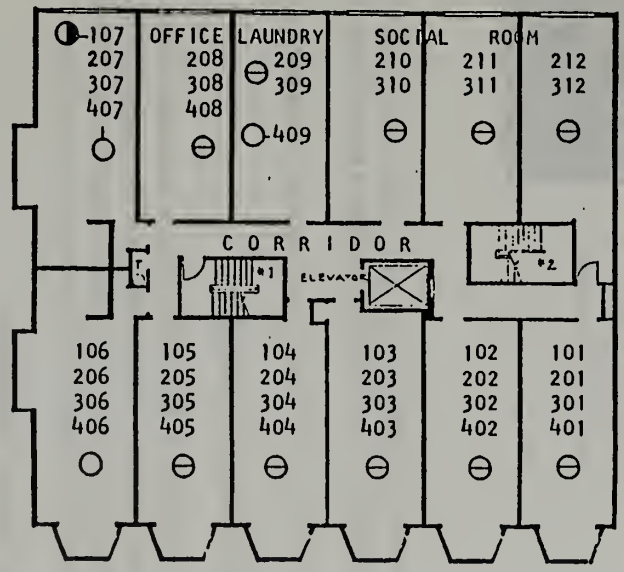
Handicap Accessibility

Currently there are no accessible units. This development has all two-story townhouse with no common spaces.

Site		Repair Cost	Comment
038 - GREAT HIGHWAY			**1-35**
1181	FENCING - WOOD	2,777	The wood fencing exhibits aging. Repaint the fence.
2050	WOOD, VINYL, OR ALUM WALLS	8,929	The walls need to be waterproofed and painted due to salt air per SFHA staff.
2052	PLASTER WALLS	6,112	The walls need to be waterproofed and painted due to salt air per SFHA staff.
4111	ELECTRIC RADIATION	13,188	The heating system has corrosion all over the piping and needs to be replaced.
4190	WINDOW SHADE DEVICES	2,532	The window shades are torn and need to be replaced.
4310	SMOKE / FIRE DETECTORS	1,350	A couple of the unit smoke/fire detectors need to be replaced.
	GREAT HIGHWAY Totals:	**34,887**	



GROUND FLOOR



1ST THRU 4TH FLOORS

N

Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX
⊖ 0- Bedroom Apartment
○ 1- Bedroom Apartment
◑ 2- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	31
1-BR	8
2-BR	1
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	40

2698 CALIFORNIA

PM-404

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

(1)

CAL. 1-35

CAL 1-35: 2698 California

EIOP:	1972
Development Type:	Mid-rise
Occupancy Type:	Senior
Number of units:	40
	Family: 0
	Elderly: 40
Bedroom Distribution:	Studio (31)
	1Bedoom (8)
	2 Bedroom (1)
Structure Type:	Reinforced Masonry
Number of buildings:	1
Year constructed:	1971

Site Description

The site is located at the corner of California and Scott Streets, with the entrance to the lobby on California Street. The four story wood frame and masonry building includes a ground floor parking garage.

The landscaping and courtyards include lawn, trees, shrubs, and benches.

Building Envelope and Public Spaces Description

The building exterior is a combination of concrete, brick, and wood siding and stucco. Common spaces are located on the first floor and include a social room, laundry, and a management office. The roof is a torch down asphalt shingle design and has about 700 square feet of deck for public use. The dwellings are accessible by an elevator, two enclosed stairwells, and an interior double loaded corridor on each floor.

Mechanical and Electrical Systems Description

Two boilers provide heat and domestic hot water throughout the entire building.

Electric panels are circuit breaker style and located in each unit.

A hydraulic elevator and stairs provide vertical circulation.

Unit Interiors

Interior finishes consist of gypsum wallboard walls and ceilings with resilient tile and sheet vinyl flooring with carpeting in most of the common spaces.

Apparent Safety Problems

There is vinyl asbestos tile present that will eventually need to be removed.

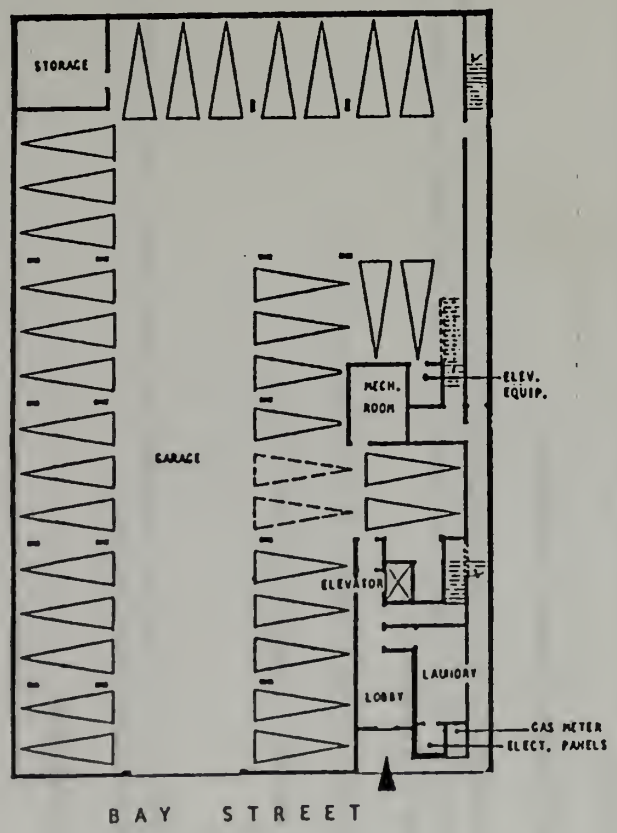
Summary of Issues

The casework is falling apart and needs to be replaced. The intercom system is at the end of its life cycle and needs replacement.

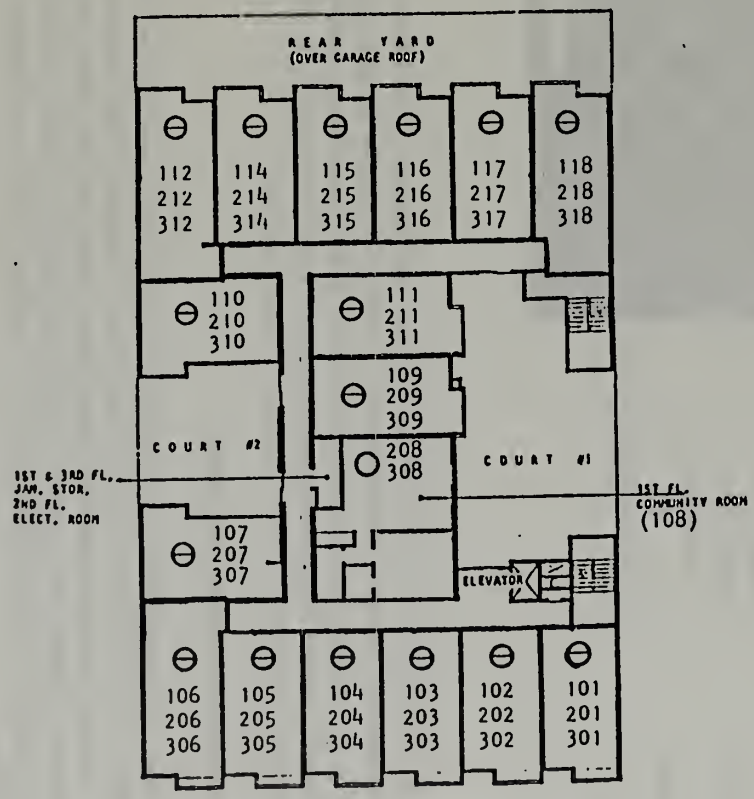
Handicap Accessibility

Currently there are 6 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
039 - CALIFORNIA ST			**1-35**
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	Most intercoms are very old and need to be replaced to meet current needs.
3240	HVAC CONTROLS - PNUEMATIC	82,992	The HVAC controls (pneumatic) are not connected because it is noisy. The system needs to be replaced or repaired and re-connected.
4040	DOORS & FRAMES	478	There are sliding closet doors falling off the tracks. These need to be repaired.
4070	CASEWORK	253,963	The casework is falling apart and needs to be repaired or replaced.
4090	TOILET ACCESSORIES	2,835	The toilet accessories are old and need to be replaced to meet current needs.
4100	PLUMBING FIXTURES	121,080	The plumbing fixtures need to be replaced to meet current needs.
	CALIFORNIA ST Totals:	**481,347**	



GROUND FLOOR



1ST THRU 3RD FLOORS

Legend

- ENTRANCE & MAIL BOX LOC.
- M-MAIN ENTRANCE & MAIL BOX
- ⊖ 0- Bedroom Apartment
- ○ 1- Bedroom Apartment
- ◑ 2- Bedroom Apartment

UNIT DISTRIBUTION:

0-BR	48
1-BR	2
2-BR	-
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	50

227 BAY

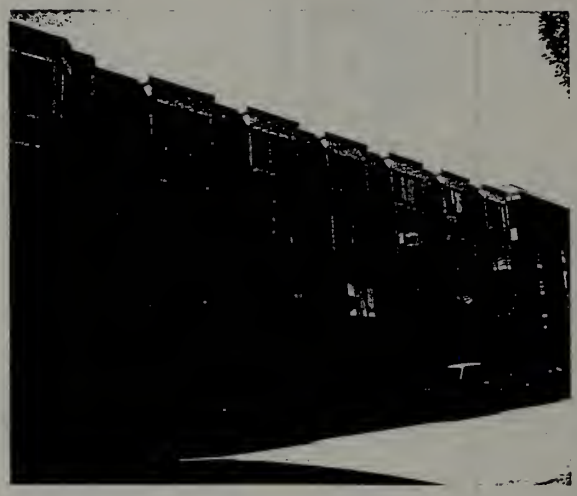
PM-379

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-36

CAL 1-36: 227 Bay



EIOP:	1971
Development Type:	Low-rise
Occupancy Type:	Senior
Number of units:	50
	Family: 0
	Elderly: 50
Bedroom Distribution:	Studio: (48)
	One bedroom: (2)
Number of buildings:	1
Structure Type:	Concrete/Wood Frame
Year constructed:	1970

Site Description

This senior building is located on Bay Street between Powell and Stockton. The building is shaped in the form of an "I" and rises four stories from grade level to a flat roof. The site is relatively flat and rectangular in shape. With the "I" shape of the building on this site, three well-defined courtyards are formed, one on each side and a large courtyard in the rear. All courtyards have concrete paving and are located over the garage level. These are the only outdoor areas on the site. Landscaping is limited to planters located in each courtyard.

Building Envelope and Public Spaces Description

The ground floor walls are reinforced CMU block and the upper floors are wood frame with wood siding, stucco and brick. The low slope roof is covered by a membrane surface. The ground floor contains a small entrance lobby, the mechanical room, laundry room and a parking garage that is entered off Bay Street. The remaining three floors house all 50 dwelling units and a community room. Units are accessed by an interior corridor that follows the shape of the building and can be reached by two stairs located in the west side of the building and an elevator in the northwest corner near the entry.

Mechanical and Electrical Systems Description

HVAC units are installed in each apartment and provide heating and ventilation for each tenant. Electric baseboard heaters heat the public spaces and common areas. Domestic hot water is provided for all interiors spaces by boilers located in the parking garage.

The electrical system is a circuit breaker style located in each unit.

One hydraulic elevator is located within the building.

Unit Interiors

Unit finishes consist of painted gypsum wallboard walls and ceilings. The floor coverings consist of carpet, resilient tile and resilient vinyl in kitchens and baths.

Apparent Safety Problems

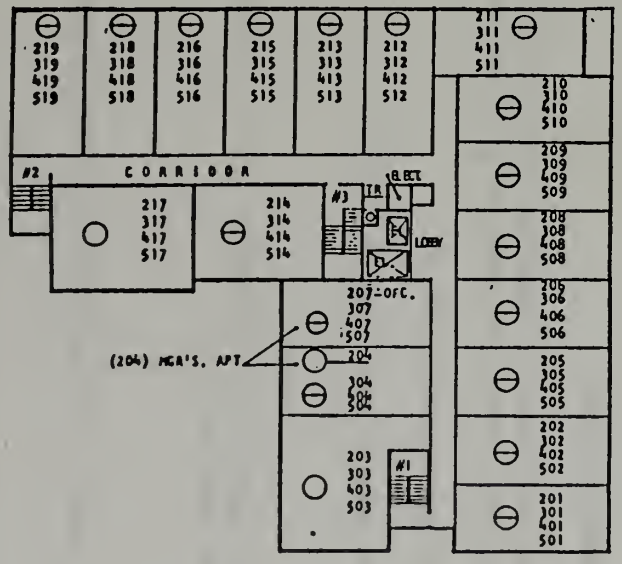
Summary of Issues

The intercom system and elevator are at the end of their life cycle and need to be upgraded. The plumbing fixtures are cracked and leaking and need replacement.

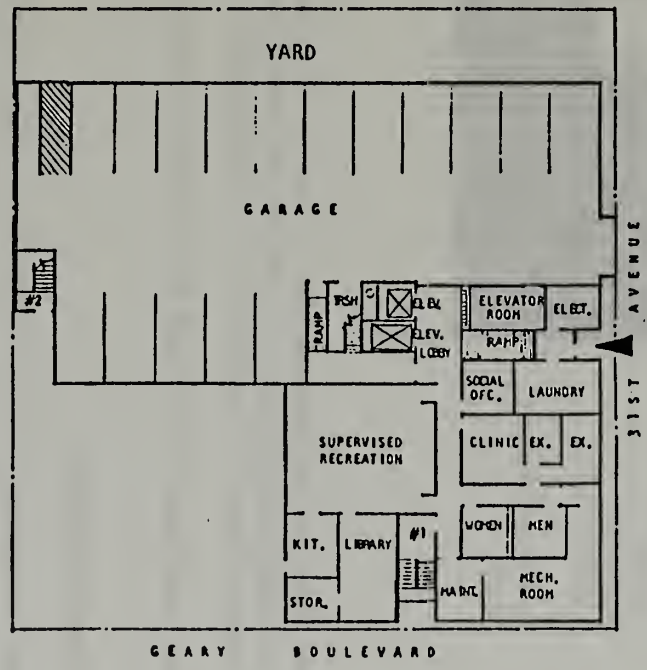
Handicap Accessibility

Currently there are 3 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
024 - 227 BAY			**1-36**
2171	WOOD DOORS	654	The wood door leading from the garage to the rear court yard is misaligned and needs new hardware.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The intercom system needs to be replaced, per interview with SFHA staff.
3400	ELEVATOR SHAFTWAYS, CABS AND DOORS	45,000	The elevator doors are damaged and should be replaced.
3420	HYDRAULIC ELEVATOR #1	24,000	The elevator requires major upgrade to meet current needs.
4031	CARPET	43,880	The carpet is heavily worn and stained. The carpet needs to be replaced.
4033	RESILIENT FLOORING	1,408	The resilient floor tiles are cracked and broken. Replace the resilient floor tiles.
4070	CASEWORK	3,120	The casework requires refinishing and new doors and hardware.
4100	PLUMBING FIXTURES	62,100	The plumbing fixtures are cracked and leaking. Replace the plumbing fixtures.
4210	LIGHTING FIXTURES	3,283	Several units have lighting fixtures that are inoperable and need to be replaced.
	227 BAY Totals:	**203,446**	



2ND THRU 5TH FLOOR PLAN



GROUND FLOOR PLAN

N

Legend

ENTRANCE & MAIL BOX LOC.
M-MAIN ENTRANCE & MAIL BOX

⊖ 0- Bedroom Apartment

○ 1- Bedroom Apartment

◑ 2- Bedroom Apartment

UNIT DISTRIBUTION

0-BR	66
1-BR	9
2-BR	-
3-BR	-
4-BR	-
5-BR	-
6-BR	-
TOTAL	75

491-31ST AVENUE

PM 400

SAN FRANCISCO
HOUSING AUTHORITY

ADDRESS MAP

CAL. 1-37

CAL 1-37: 491 31st Avenue

EIOP:	1974
Development Type:	Mid-rise with elevator
Occupancy Type:	Senior
Number of units:	75
	Family: 0
	Elderly: 75
Bedroom Distribution:	Studio (66)
	1 Bedroom (9)
Number of buildings:	1
Structure Type:	Reinforced Masonry
Year constructed:	1973

Site Description

491 31st Avenue is located at the corner of Geary Boulevard and 31st Avenue. The five-story building is "L" shaped in plan with a flat roof. The site has a slight slope from north to south and the building footprint covers most of the site with the exception of a small landscaped area at the southwest corner of the property.

Landscaping consists of a small, irrigated grass area and small planters located in the courtyard.

Building Envelope and Public Spaces Description

The ground floor of the building is constructed of concrete block with a concrete slab-on-grade floor. The upper floors are of wood framed construction with stucco exterior. The majority of the roof is low-slope with a membrane covering, with a small section of shed roof with asphalt shingles around the perimeter. Most of the dwelling units have exterior balconies accessed from the tenant's living room. Dwelling units are accessed through an interior corridor.

Mechanical and Electrical Systems Description

All dwelling units, common areas, and corridors are heated by a hydronic radiation system, with hot water provided by two boilers. These boilers also supply domestic hot water throughout the building.

Electrical panels are circuit breaker type located in each unit.

Two hydraulic elevators and three stairwells provide vertical circulation.

Unit Interiors

Interior finishes consist of gypsum wallboard walls and ceilings. The floor coverings are predominately resilient tile, while some units have carpet and sheet vinyl.

Apparent Safety Problems

Additional emergency lighting is needed in the building in the event of a power failure.

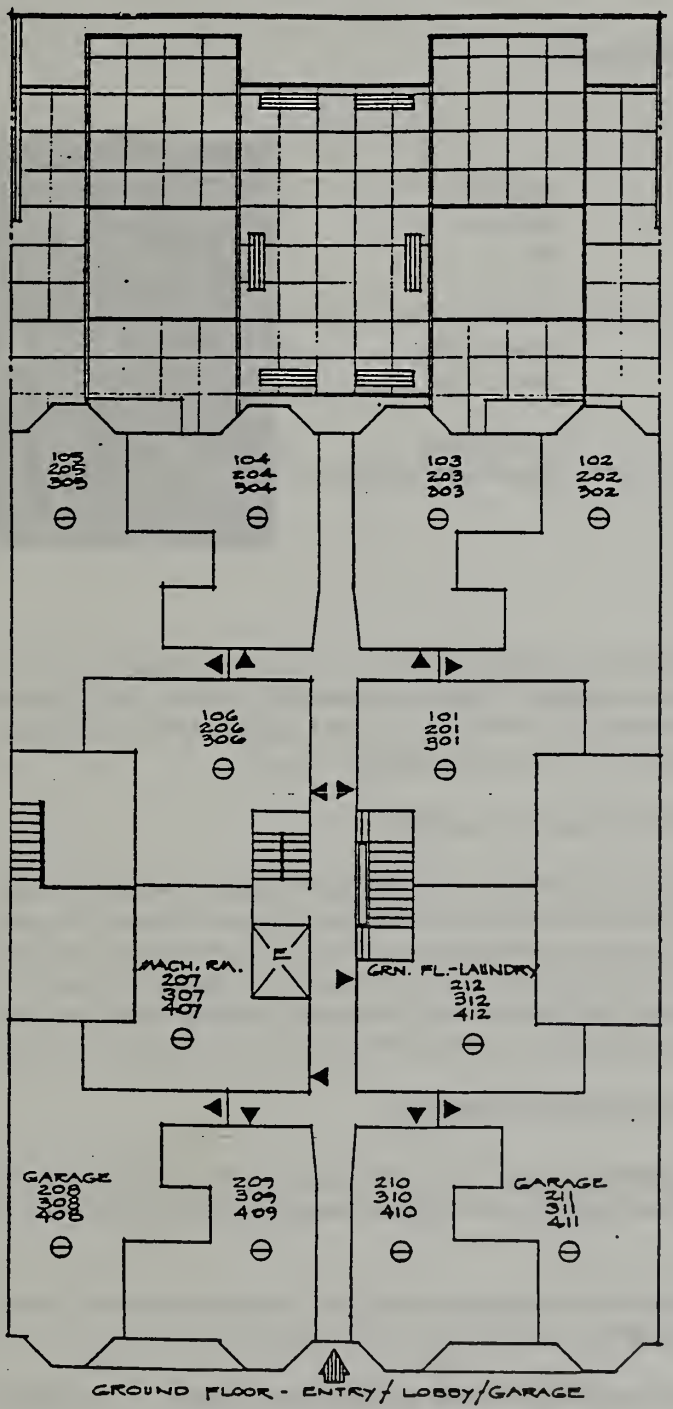
Summary of Issues

The intercom system is at the end of its life cycle and needs replacement. The casework is deteriorating and in need of replacement.

Handicap Accessibility

Currently there are 10 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
042 - 491 31ST AVE			**1-37**
1020	LANDSCAPED AREAS	3,949	While the bushes and trees appear in good shape, areas of groundcover are overgrown with weeds, or are bake dirt. All should be replanted or reseeded.
1170	SITE FURNITURE	12,500	The site furniture consists of wooden benches hung off the side of retaining walls. All of the wooden benches have deteriorated and should be replaced.
1181	FENCING - WOOD	5,216	The wooden fencing is original from 1973, and is deteriorated and falling over. All should be replaced.
1183	FENCING - OTHER	8,056	A metal fence runs the length of the courtyard and has lost all of its structural integrity. It must be replaced.
1200	DRAINAGE - UNDERGROUND	2,400	The underground drainage seems to be working properly, but the drains are showing evidence of potential problems if not cleaned out. They are partially blocked.
2170	METAL DOORS	8,995	The exterior metal doors are showing severe signs of weathering. They are rusting badly and should be replaced.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	Replace the old and worn out intercom system to meet current needs.
3350	AIR DISTRIBUTION DUCTWORK	6,845	The roof ventilator needs to be replaced per SFHA staff.
4011	WALL SURFACE - GWB	11,197	The GWB has deteriorated in several units. The wall surface should be repaired and painted.
4015	WALL SURFACE - VINYL	7,057	The wall tile in the bathrooms ofseveral units is cracked and should be replaced.
4023	CEILING SURFACES - GWP	3,219	In unit 315, there are cracks in the ceiling. This portion should be replaced. The same occurs in room M3. There is some water damage in room X2. It should be repaired.
4031	CARPET	50,857	The carpet is original and threadbare and should be replaced in several units.
4033	RESILIENT FLOORING	401	The flooring in Unit 51 should be replaced.
4040	DOORS & FRAMES	4,500	Some doors are damaged and need to be replaced. The social room doors need to be updated for 504.
4070	CASEWORK	129,000	The casework in many units has deteriorated and is falling apart. It must be replaced.
4071	MAIL BOXES	15,766	The mailboxes are from 1973. The frame has lost its integrity and should be replaced.
4090	TOILET ACCESSORIES	788	The accessories in unit 503 are broken and should be replaced.
4100	PLUMBING FIXTURES	4,000	The kitchen sink & plumbing needs replacement in unit 503.
4241	RANGE/HOOD	18,000	The ranges and hoods are old and working poorly. They need to be replaced to meet current needs.
4270	INTERCOM	63,000	The intercom system is original from 1973 and is worn out. Replace to meet current needs.
	491 31ST AVE Totals:	**375,745**	



939 EDDY STREET

LEGEND	UNIT DISTRIBUTION	ADDRESS MAP
⊖ 0- Bedroom Apartment ○ 1- Bedroom Apartment ◑ 2- Bedroom Apartment ● 3- Bedroom Apartment ⊕ 4- Bedroom Apartment ⊛ 5- Bedroom Apartment E - ELEVATOR ⇦ - MAIN ENTRANCE ◀ - APARTMENT ENTRANCE	0 Bedroom - 36 1 Bedroom - 2 Bedroom - 3 Bedroom - 4 Bedroom - 5 Bedroom - TOTAL - 36	HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO CAL 1-39a DATE: NOV. 1, 1979 MAP NO. PM 470a

CAL 1-39: 939 Eddy Street

EIOP:	1980
Development type:	Mid-rise
Occupancy type:	Senior
Number of units:	36
	Family: 0
	Elderly: 36
Bedroom distribution:	Studio (36)
Number of buildings:	1
Type of building:	Wood frame
Year constructed:	Last restoration, 1980

Site Description

939 Eddy Street is a three-story low-rise located in San Francisco's Tenderloin District. The property has no side or front yards. The rear yard is developed with six site benches, planting, and a wood trellis fence. At the property line beyond the wood trellis fence is chain-link fencing. 951 Eddy Street is immediately adjacent to this property with both rear yards connected by a walkway containing site stairs.

Building Envelope and Public Spaces Description

The building has a wood frame structure. The Eddy Street façade has a brick masonry base at the ground floor, and EIFS above with protruding bay windows and Victorian detailing. The rear façade is sheathed with wood shingles dating back to the 1970's. Asbestos shingles were observed in the interior courtyard space. This interior courtyard includes a stairway and an ADA lift connecting the main with the lower, rear-courtyard level. The rear courtyard is accessed through an exterior hallway running through the building. Each floor has 12 studio apartments. A building laundry is located on the ground floor, along with the building's garages and mechanical spaces.

Mechanical and Electrical Systems Description

Two boilers supply hot water and heat. Solar panels on the roof augment the boilers, and were reported to be in working condition. All dwelling units and common areas are heated by hydronic radiation using hot water supplied by the boilers.

Electrical circuit breaker panels are located in each unit. The building electrical and gas meters are located in an exterior hall at street level at the northeast corner of the building.

A single hydraulic elevator and two stairwells provide interior vertical circulation. There are fire escapes at the building exterior.

Unit Interiors

The building was rehabilitated in 1980 at which time the kitchen cabinetry and flooring were replaced. The bathroom fixtures and flooring were also updated.

Wall and ceiling finishes are gypsum wallboard.

Each unit has access to a small light well in the bathroom through a double-hung window frame with opaque panels.

Apparent Safety Problems

There is cement asbestos board in the interior courtyard that needs to be abated.

Summary of Issues

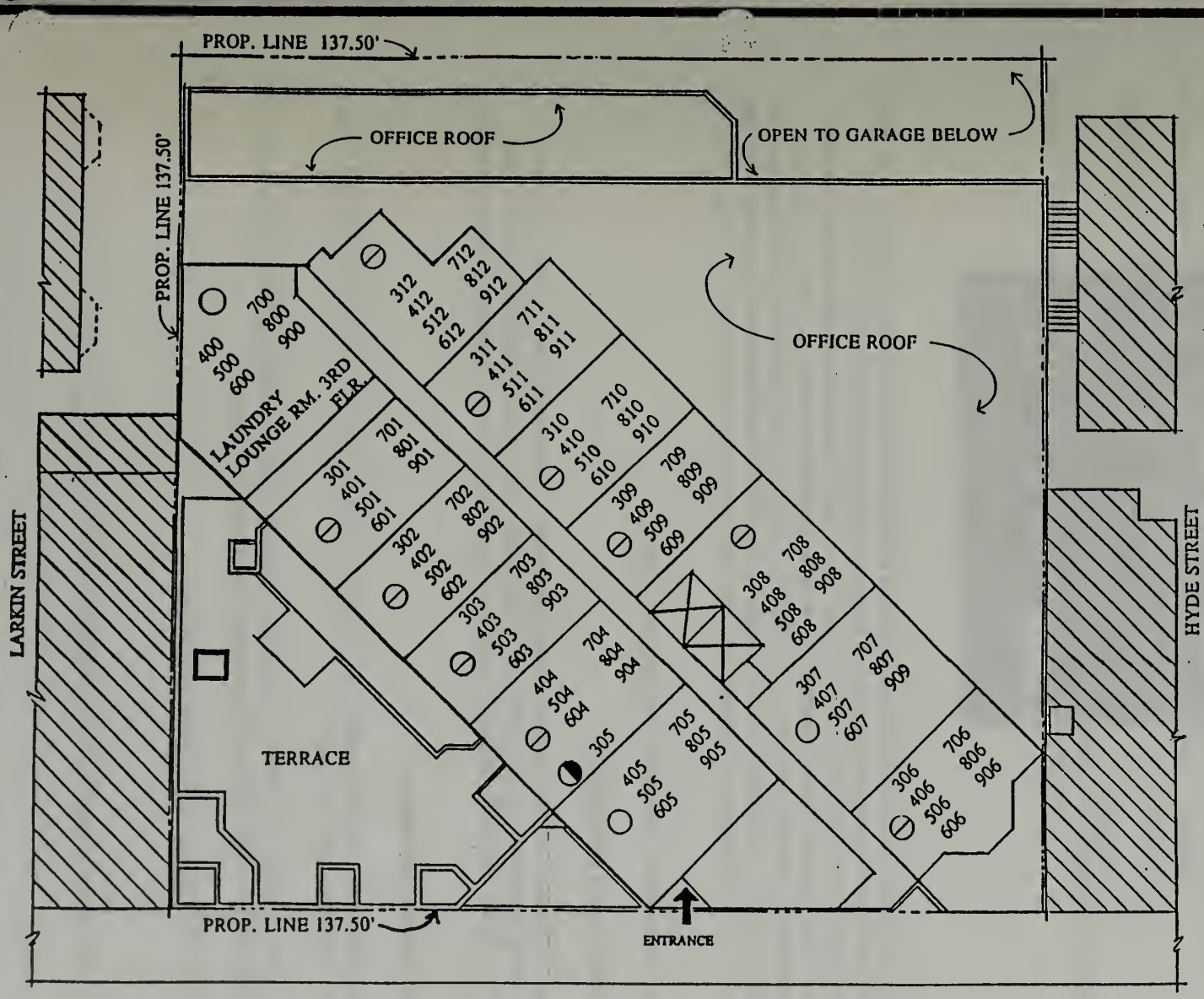
The building elevators and intercom system are at the end of their life cycles and need replacement. The intercom system is at the end of its life cycle and needs to be replaced.

Handicap Accessibility

Currently there are 2 accessible units. The common spaces have had substantial 504 upgrades.

Site		Repair Cost	Comment
046 - 939 EDDY ST			**1-39**
1020	LANDSCAPED AREAS	1,059	The shrubs and trees are in good condition, but groundcover is absent and needs to be replaced.
1062	PAVED WALKS/SURFACES - SPECIAL	827	The tile at the front entry is starting to show wear. There is cracking occurring in the grout and tile. Replace damaged areas.
1170	SITE FURNITURE	450	The structure of the site furniture is sound. The wooden slats are severely deteriorated and need to be replaced.
1181	FENCING - WOOD	500	The wooden fencing is sound structurally, but there is latticework missing or broken that needs to be replaced. The entire fence requires refinishing.
1190	RETAINING WALLS	1,463	The concrete retaining wall is showing some moderate cracking that needs to be repaired and sealed.
2050	WOOD, VINYL, OR ALUM WALLS	5,285	On the back of the building, the wood shingles are faded with some exhibiting water damage. Replace and/or repair before refinishing.
2052	PLASTER WALLS	643	The front of the building has EIFS over wood framing. While most looks to be in good condition, 20% shows signs of cracking and deterioration. Repair the walls.
2070	ABATE CEMENT ASBESTOS BOARD	41,762	The interior courtyard contains shingles that appear to contain asbestos that needs to be abated.
2080	BUILT-UP, MEMBRANE OR FOAM ROOF	57,304	The roof membrane contains many pooling areas, and has pulled loose from the surface underneath. Replace the roof.
2141	ROOF DRAINAGE - EXTERIOR	283	The exterior drain in the SW corner of the upper roof is completely blocked. The drains need to be maintained.
2151	MEDIUM WINDOWS (15>30 SF)	5,821	On the back of the building ,a few of the lower windows have glass broken out and should be replaced.
2192	EXTERIOR STAIRS - WOOD	160	The exterior stairs are structurally sound, but are showing wear and need to be refinished.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The intercom needs to be replaced to meet current needs.
3270	BOILERS - HOT WATER #1	120,508	The hot water boiler installed in 1980 needs to be replaced per staff interview.
3280	BOILERS - STEAM #1	187,457	The steam boiler replaced in 1995 provides heat and needs to be replaced per staff interview.
3290	BOILER ROOM EQUIPMENT	66,949	The boiler room equipment is in need of replacement per staff interview.
3300	BOILER ROOM CONTROLS	6,784	The boiler room controls are in need of replacement per staff interview.
3310	BOILER ROOM PIPING	26,780	The boiler room piping is in need of replacement per staff interview.
4014	WALL SURFACE - METAL	168	The metal wall surface in the laundry room has some separation occurring at the seams, and should be repaired.
4015	WALL SURFACE - VINYL	5,715	In unit 102, cracking exists at the corners allowing water behind the tiles. The entire wall surface needs to be replaced.
4023	CEILING SURFACES - GWP	371	The ceiling over the water tanks shows signs of water damage and needs to be replaced.
4031	CARPET	28,493	The carpet in unit 102 shows extensive wear and staining. It should all be replaced. The carpeting in the corridors contains several stains, which also need replacing.
4033	RESILIENT FLOORING	5,333	In unit 102, the resilient flooring is damaged beyond repair and should be replaced. This also occurs in unit 104.
4070	CASEWORK	19,800	Many units have damaged casework that needs to be replaced.

Site		Repair Cost	Comment
046 - 939 EDDY ST			**1-39**
4110	HYDRONIC RADIATION	28,094	The radiators in the units are old and close to the end of their expected life. The radiator in room 104 is malfunctioning and needs to be replaced.
4270	INTERCOM	28,350	The intercom is old and beyond its useful life. It should be replaced in all units to meet current needs.
	939 EDDY ST Totals:	**660,357**	



LEGEND

- ENTRANCE & MAIL BOX LOC.
- 0 - Bedroom Apartment
- 1 - Bedroom Apartment
- 2 - Bedroom Apartment
- 3 - Bedroom Apartment
- 4 - Bedroom Apartment
- 5 - Bedroom Apartment

UNIT DISTRIBUTION

0 - BR	69
1 - BR	19
2 - BR	1
3 - BR	
4 - BR	
5 - BR	
TOTAL	89

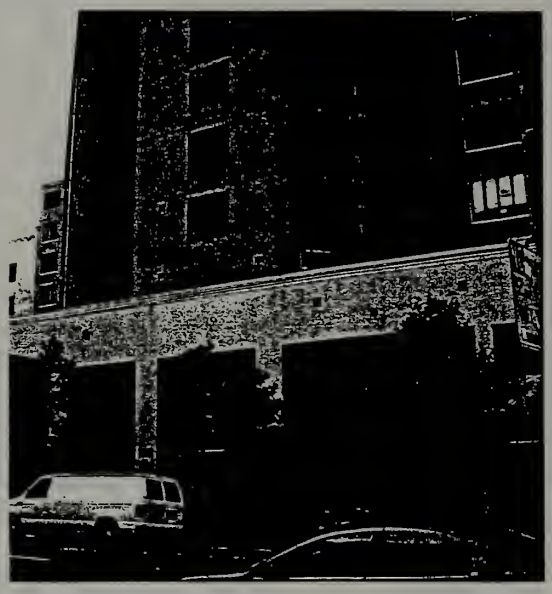
430 TURK STREET

NORTH

1987	CAL 1-41 430 TURK STREET	REV
	ADDRESS MAP	8-4-92
	HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	

CAL 1-41: 430 Turk St.

EIOP:	1987
Development Type:	High Rise
Occupancy Type:	Senior
Number of units:	89
	Family: 89
	Elderly: 0
Bedroom Distribution:	Studio (72)
	1 Bedroom: (16)
	2 Bedroom: (1)
Number of Buildings:	1
Structure Type:	Steel Frame
Year constructed:	1987



Site Description

430 Turk Street is housed in the same structure as the San Francisco Housing Authority offices. Located on Turk Street between Larkin and Hyde, the ten-story complex is square in plan for the first two floors then reduced to a rectangular shape and rotated 45° on its base for the remaining seven levels. This second section contains the 69 studio apartments and the 10 one-bedroom units. Located on the ground floor are an entrance lobby, community room, and the resident manager's apartment and office. The Housing Authority offices occupy the entire second floor and the west side of the ground floor. An asphalt-type roof terrace is located on top of the second floor and is for 430 Turk Street tenant's use only. A parking garage is located under the building and is shared by the tenants and Housing Authority staff.

The site is relatively flat and the building footprint covers the entire site.

Building Envelope and Public Spaces Description

The building is a steel framed structure with a concrete masonry envelope. The exterior is finished with cement plaster. The roof, not including the terrace, is part built-up and part metal. Exterior windows and doors are steel. Public spaces include SFHA offices, restrooms, kitchen, garage, and community room. Dwelling units are accessed through an interior corridor.

Mechanical and Electrical Systems Description

The units and common spaces of 430 Turk are heated by a hydronic radiation system with hot water provided by two boilers. These boilers also supply domestic hot water.

The electrical panels are circuit breakers for common areas and mechanical rooms. Individual units have two switch breaker boxes. A building wide communications and emergency call system are present.

Two cable elevators and two stairwells provide vertical circulation.

Unit Interiors

Interior finishes consist of textured and painted gypsum wallboard on walls and ceilings surfaces. The floor covering is resilient tile.

Apparent Safety Problems

430 Turk currently meets all fire and safety codes as well as building height and size requirements. The building, however, needs an emergency generator to operate vital building systems in event of a power failure. The smoke/fire detection and intercom systems are due for an upgrade.

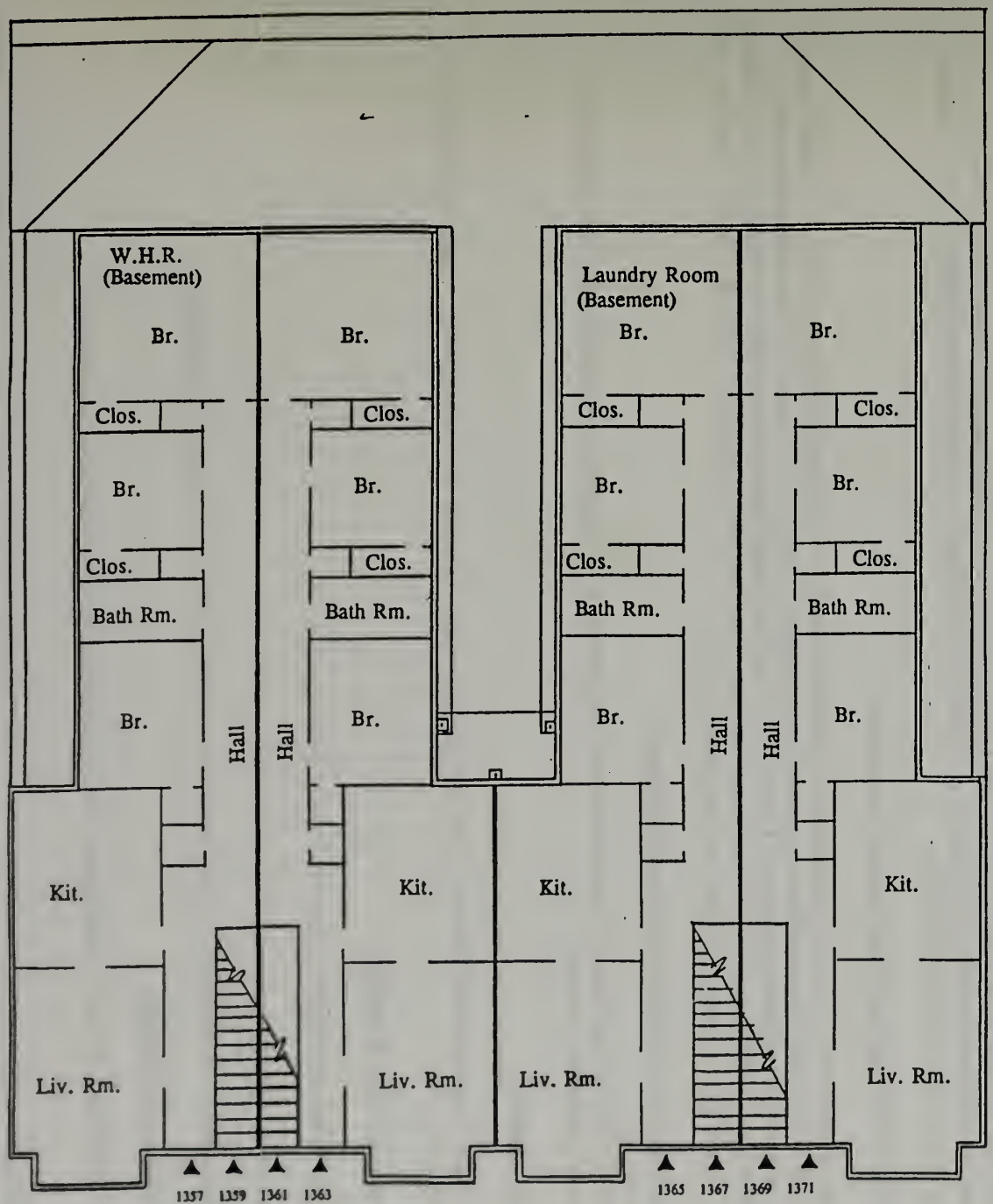
Summary of Issues

Several boiler room equipment pipes are found to be leaking and need repair. Additional pipes are damaged and require replacement. The smaller passenger elevator is currently being serviced 4+ times per month according to building manager. A major overhaul/repair of the system is required.

Handicap Accessibility

Currently there are 11 accessible units. The common spaces have had substantial 504 upgrades. The development was built in 1987 and the common spaces are accessible to 1987 standards.

Site		Repair Cost	Comment
049 - 430 TURK STREET			**1-41**
2083	METAL ROOF	36,412	There are signs of deterioration of the metal caps per SFHA staff.
3160	SMOKE / FIRE DETECTION SYSTEM	210,083	The smoke/fire detection system needs an upgrade to meet current needs.
3180	COMMUNICATION SYSTEM - INTERCOM	20,000	The Intercom system needs to be replaced to meet current needs.
3290	BOILER ROOM EQUIPMENT	64,641	The boiler room equipment pipes are leaking. Replace the equipment to meet current needs.
3310	BOILER ROOM PIPING	129,282	Damaged pipes will require replacement.
3411	CABLE ELEVATOR #2	67,500	Passenger elevator in 430 Turk street requires servicing 4+ times per month. A major overhaul/repair of the mechanical system is required.
4014	WALL SURFACE - METAL	874	In the garbage room, the metal wall surface is damaged and needs to be repaired.
4033	RESILIENT FLOORING	4,205	The sheet vinyl is broken and cracked. Replace the flooring.
4100	PLUMBING FIXTURES	24,000	The shower enclosure is loose and requires repair.
4190	WINDOW SHADE DEVICES	3,038	The broken window shading devices needs to be replaced.
	430 TURK STREET Totals:	**560,035**	



LEGEND

- ▶ ENTRANCE & MAIL BOX LOC.
- 0 - Bedroom Apartment
- 1 - Bedroom Apartment
- 2 - Bedroom Apartment
- 3 - Bedroom Apartment
- 4 - Bedroom Apartment
- 5 - Bedroom Apartment

UNIT DISTRIBUTION

0 - BR	
1 - BR	
2 - BR	
3 - BR	8
4 - BR	
5 - BR	
TOTAL	8

NORTH

NOTE:
1353 EDDY STREET HAS A WATER HEATER ROOM IN BASEMENT
1367 EDDY STREET HAS A LAUNDRY ROOM IN BASEMENT
1353 / 1376 EDDY STREET HAVE SECOND FLOOR APTS. SAME FLOOR PLAN AS FIRST FLOOR
W.H.R. = WATER HEATER ROOM

1-24-92	CAL 1-42 SAN JULE APTS.	REV.
	ADDRESS MAP	
	HOUSING AUTHORITY OF THE CITY AND COUNTY SAN FRANCISCO CALIFORNIA	

CAL 1-42: San Jule Apartments

EIOP:	1962
Development type:	Townhouse
Occupancy type:	Family
Number of units:	8
	Family: 8
	Elderly: 0
Bedroom Distribution:	Three bedroom (8)
Number of buildings:	1
Structure type:	Wood Frame
Year constructed:	1961

Site Description

The San Jule Apartments are located at 1353 Eddy Street, between Webster and Buchanan Streets. The site is relatively flat and includes a small paved yard behind the building. Two small stairways lead up to the entrances of the units in the front of the building.

Building Envelope and Public Spaces Description

The two-story Victorian-style building houses eight three-bedroom units and underwent an extensive rehabilitation in 1988. The age of the wood-frame structure of the building is unknown, but it appears to have been seismically reinforced during the rehabilitation. The exterior surface of the building is wood siding with elaborate detailing along the roofline and around windows and doors. The roof is low slope in configuration, draining to perimeter gutters. All of the units are accessed directly from the public sidewalk.

Mechanical and Electrical Systems Description

Gas furnaces located in each unit provide heat. Four quick recovery hot water heaters located in the basement provide domestic hot water.

Unit Interiors

The unit finishes consist of textured and painted gypsum board on both walls and ceilings. The floor covering is resilient tile.

Apparent Safety Problems

There is lead based paint present that needs to be removed.

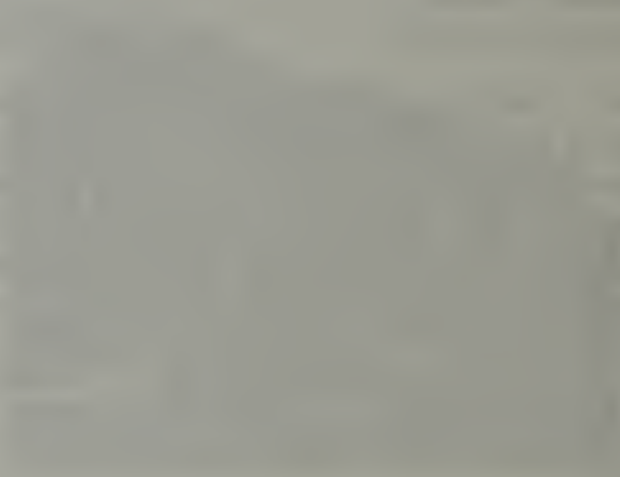
Summary of Issues

The building mounted exterior lights are at the end of their life cycle and need to be replaced.

Handicap Accessibility

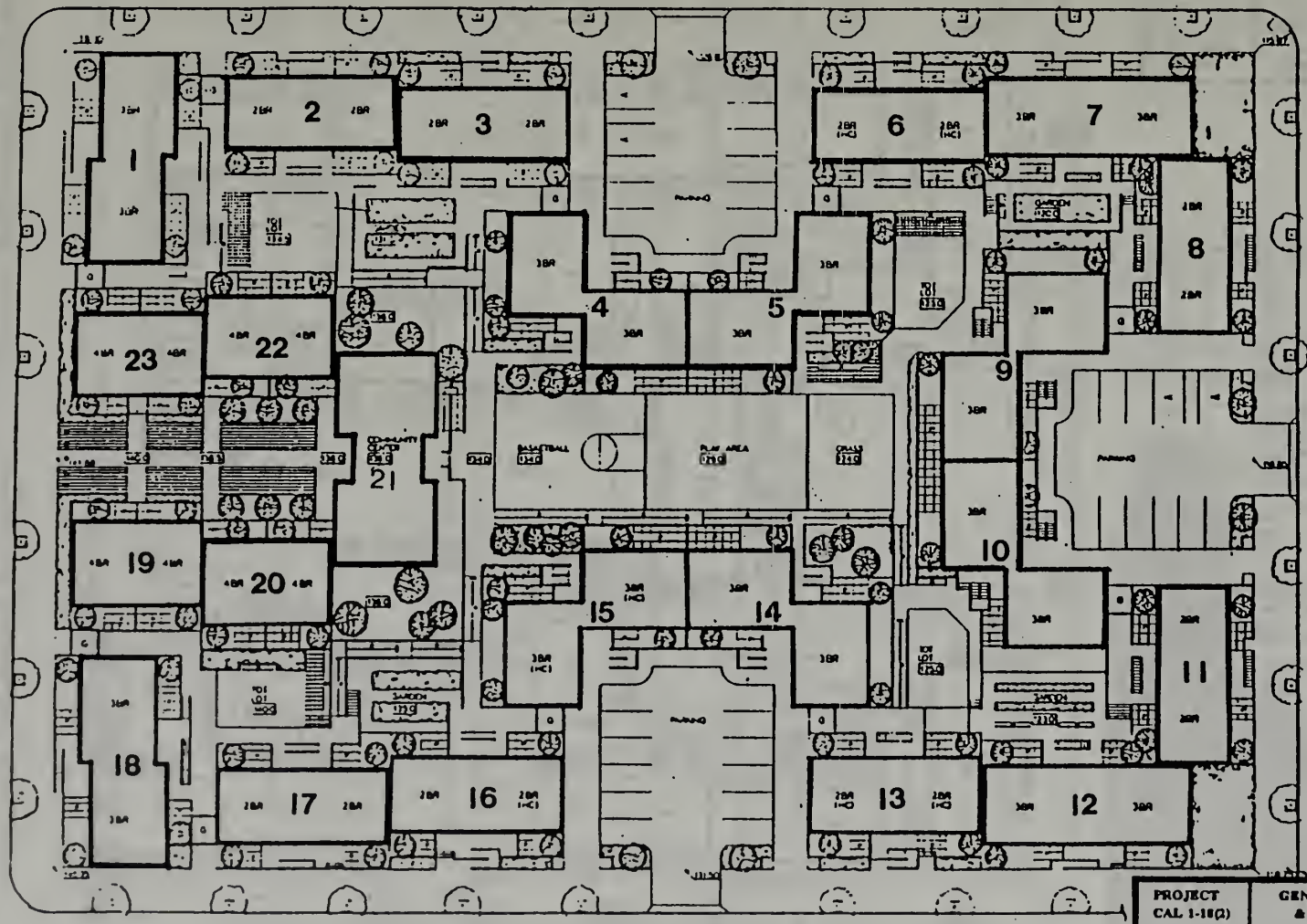
Currently there are no accessible units. This is a Victorian property consisting of walk-up flats.

Site		Repair Cost	Comment
050 - SAN JULE APTS			**1-42**
1020	LANDSCAPED AREAS	606	All landscaped areas need reseeding.
1180	FENCING - CHAIN LINK	365	10% of the chain link fencing needs to be replaced due to damage.
2050	WOOD, VINYL, OR ALUM WALLS	19,815	60% of the wood paneling needs to be painted due to peeling.
2170	METAL DOORS	3,119	All metal doors need to be repainted.
2171	WOOD DOORS	1,770	All wood doors are old and need to be replaced.
2172	GLASS DOORS	2,621	The glass door frames need to be painted
2180	EXTERIOR COVERED AREAS	1,475	All exterior canopies need minor repairs and need to be painted.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	4,867	All building mounted exterior lights need to be replaced due to old age.
	SAN JULE APTS Totals:	**34,637**	



BLDG.1/BLK.1 3BR(6)		BLDG.2/BLK.1 2BR(6)		BLDG.3/BLK.1 2BR(6)		BLDG.4/BLK.1 3BR(6)		BLDG.5/BLK.1 3BR(6)		BLDG.6/BLK.1 2BR(6)		BLDG.7/BLK.1 3BR(6)	
1188 SCOTT	- OND(HCA)	1789 EDDY	- OND(HCA)	1777 EDDY	- OND(HCA)	1763 EDDY	- OND(HCA)	1751 EDDY	- OND(HCA)	1729 EDDY	- OND(HCA)	1717 EDDY	- OND(HCA)
1190	- OND(HCA)	1791	- OND(HCA)	1779	- OND(HCA)	1765	- OND(HCA)	1753	- OND(HCA)	1731	- OND(HCA)	1719	- OND(HCA)
1192	- 2ND	1793	- 2ND	1781	- 2ND	1767	- 2ND	1755	- 2ND	1733	- 2ND	1721	- 2ND
1194	- 2ND	1795	- 2ND	1783	- 2ND	1769	- 2ND	1757	- 2ND	1735	- 2ND	1723	- 2ND
1196	- 3RD	1797	- 3RD	1785	- 3RD	1771	- 3RD	1759	- 3RD	1737	- 3RD	1725	- 3RD
1198	- 3RD	1799	- 3RD	1787	- 3RD	1773	- 3RD	1761	- 3RD	1739	- 3RD	1727	- 3RD

EDDY STREET

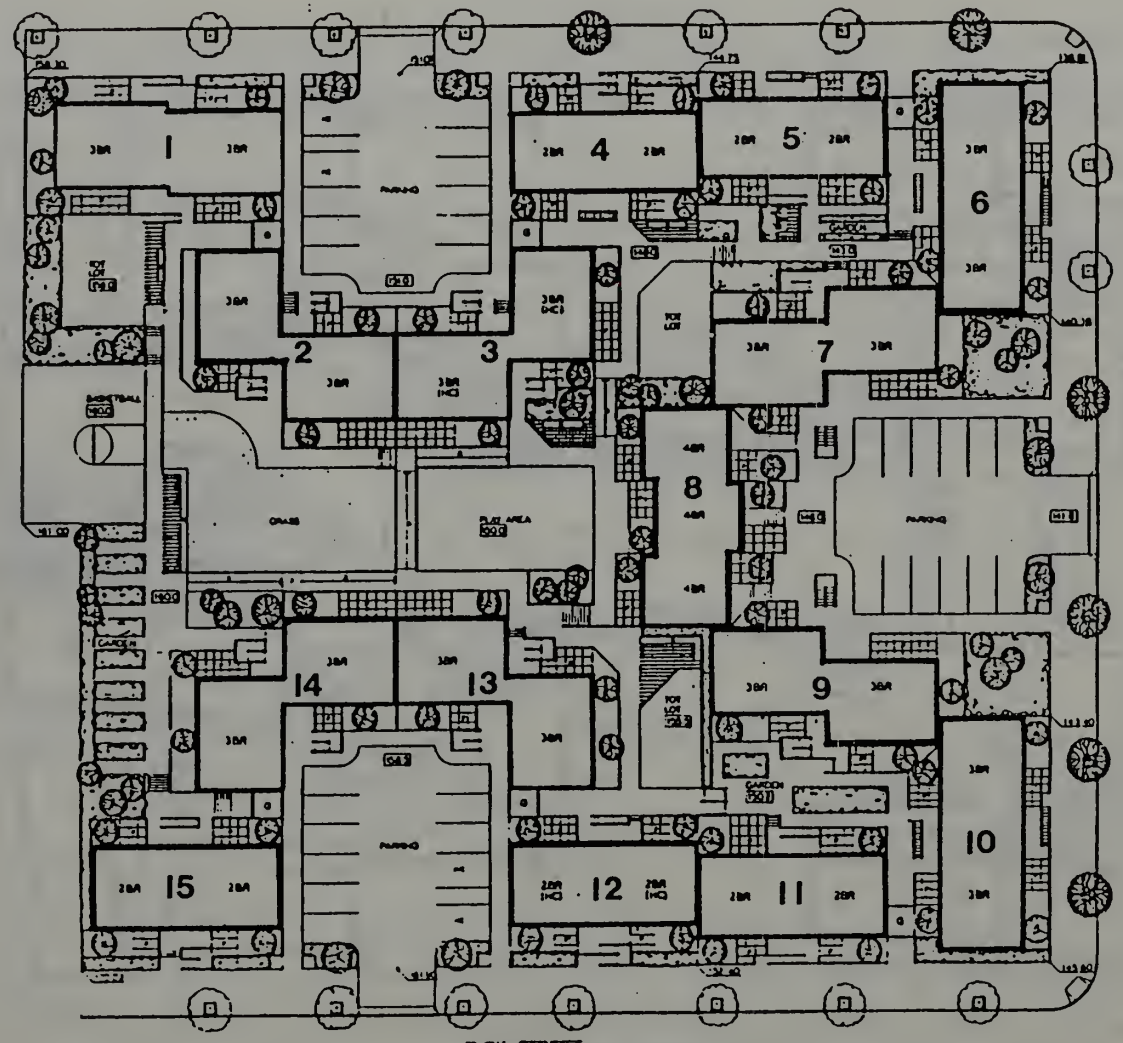


BLDG.8/BLK.1 2BR(6)	
1175 PIERCE	- OND(HCA)
1177	- OND(HCA)
1179	- 2ND
1181	- 2ND
1183	- 3RD
1185	- 3RD
BLDG. 9/BLK.1 3BR(6)	
1163 PIERCE	- OND(HCA)
1165	- OND(IICA)
1167	- 2ND
1169	- 2ND
1171	- 3RD
1173	- 3RD
BLDG.10/BLK 1 3BR(6)	
1151 PIERCE	- OND(HCA)
1153	- OND(HCA)
1155	- 2ND
1157	- 2ND
1159	- 3RD
1161	- 3RD
BLDG.11/BLK.1 2BR(6)	
1111 PIERCE	- OND(HCA)
1113	- OND(HCA)
1115	- 2ND
1117	- 2ND
1119	- 3RD
1121	- 3RD
BLDG.12/BLK.1 3BR(6)	
1620 TURK	- OND(HCA)
1622	- OND(HCA)
1624	- 2ND
1626	- 2ND
1628	- 3RD
1630	- 3RD

BLDG.23/BLK.1 4BR(2)	
1160 SCOTT	- OND/2ND
1162	- OND/2ND
BLDG.22/BLK.1 4BR(2)	
1164 SCOTT	- OND/2ND
1166	- OND/2ND
BLDG.20/BLK.1 4BR(2)	
1144 SCOTT	- OND/2ND
1146	- OND/2ND
BLDG.19/BLK.1 4BR(2)	
1140 SCOTT	- OND/2ND
1142	- OND/2ND
BLDG.18/BLK.1 3BR(6)	
1100 SCOTT	- OND(HCA)
1102	- OND(HCA)
1104	- 2ND
1106	- 2ND
1108	- 3RD
1110	- 3RD

BLDG.17/BLK.1 2BR(6)		BLDG.16/BLK.1 2BR(6)		BLDG.15/BLK.1 3BR(6)		BLDG.14/BLK.1 3BR(6)		BLDG.13/BLK.1 2BR(6)	
1680 TURK	- OND(IICA)	1668 TURK	- OND(HCA)	1656 TURK	- OND(HCA)	1644 TURK	- OND(HCA)	1632 TURK	- OND(IICA)
1682	- OND(IICA)	1670	- OND(HCA)	1658	- OND(HCA)	1646	- OND(HCA)	1634	- OND(HCA)
1684	- 2ND	1672	- 2ND	1660	- 2ND	1648	- 2ND	1636	- 2ND
1686	- 2ND	1674	- 2ND	1662	- 2ND	1650	- 2ND	1638	- 2ND
1688	- 3RD	1676	- 3RD	1664	- 3RD	1652	- 3RD	1640	- 3RD
1690	- 3RD	1678	- 3RD	1666	- 3RD	1654	- 3RD	1642	- 3RD

PROJECT CAL 1-18(2)	GENERAL SITE PLAN & ADDRESS MAP	Revisions
Scale: No Scale	ROBERT B. PITTS PLAZA BLOCK 1	
Drawn by:	HOUSING AUTHORITY of the CITY & COUNTY of SAN FRANCISCO	Date: 11/08/91
Checked by:	Apprvd.	Sheet No. 1



BLDG.4/BLK.2 2BR(6)
1829 EDDY - OND(IICA)
1831 - OND(IICA)
1833 - 2ND
1835 - 2ND
1837 - 3RD
1839 - 3RD

BLDG.5/BLK.2 2BR(6)
1817 EDDY - OND(HCA)
1819 - OND(HCA)
1821 - 2ND
1823 - 2ND
1825 - 3RD
1827 - 3RD

BLDG.1/BLK.2 3BR(6)
1865 EDDY - OND(HCA)
1867 - OND(HCA)
1869 - 2ND
1871 - 2ND
1873 - 3RD
1875 - 3RD

BLDG.2/BLK.2 3BR(6)
1853 EDDY - OND(HCA)
1855 - OND(HCA)
1857 - 2ND
1859 - 2ND
1861 - 3RD
1863 - 3RD

BLDG.3/BLK.2 3BR(6)
1841 EDDY - OND(HCA)
1843 - OND(IICA)
1845 - 2ND
1847 - 2ND
1849 - 3RD
1851 - 3RD

BLDG.13/BLK.2 3BR(6)
1746 TURK - OND(HCA)
1748 - OND(HCA)
1750 - 2ND
1752 - 2ND
1754 - 3RD
1756 - 3RD

BLDG. 14/BLK.2 3BR(6)
1758 TURK - OND(HCA)
1760 - OND(HCA)
1762 - 2ND
1764 - 2ND
1766 - 3RD
1768 - 3RD

BLDG. 15/BLK.2BR(6)
1770 TURK - OND(HCA)
1772 - OND(HCA)
1774 - 2ND
1776 - 2ND
1778 - 3RD
1780 - 3RD

BLDG.6/BLK.2 3BR(6)
1169 SCOTT - OND(HCA)
1171 - OND(HCA)
1173 - 2ND
1175 - 2ND
1177 - 3RD
1179 - 3RD

BLDG.7/BLK.2 3BR(6)
1157 SCOTT - OND(HCA)
1159 - OND(HCA)
1161 - 2ND
1163 - 2ND
1165 - 3RD
1167 - 3RD

BLDG.8/BLK.2 4BR(3)
1151 SCOTT - OND/2ND
1153 - OND/2ND
1155 - OND/2ND

BLDG.9/BLK.2 3BR((6)
1123 SCOTT - OND(HCA)
1125 - OND(HCA)
1127 - 2ND
1129 - 2ND
1131 - 3RD
1133 - 3RD

BLDG.12/BLK.2 2BR(6)
1734 TURK - OND(HCA)
1736 - OND(HCA)
1738 - 2ND
1740 - 2ND
1742 - 3RD
1744 - 3RD

BLDG.11/BLK.2 2BR(6)
1722 TURK - OND(HCA)
1724 - OND(HCA)
1726 - 2ND
1728 - 2ND
1730 - 3RD
1732 - 3RD

BLDG.10/BLK.2 3BR(6)
1111 SCOTT - OND(HCA)
1113 - OND(HCA)
1115 - 2ND
1117 - 2ND
1119 - 3RD
1121 - 3RD

PROJECT CAL 1-18(2)	GENERAL SITE PLAN & ADDRESS MAP	Revisions
Scale: No Scale	ROBERT B. PITTS PLAZA BLOCK 2	
Drawn by:	HOUSING AUTHORITY of the CITY & COUNTY of SAN FRANCISCO	Date: 11/08/91
Checked by:	Apprvd.	Sheet No. 2

CAL 1-43: Robert Pitts Apartments

EIOP:	1991
Development type:	Walk-up
Occupancy type:	Family
Number of units:	203
	Family: 203
	Elderly: 0
Bedroom Distribution:	2 Bedroom (78)
	3 Bedroom (114)
	4 Bedroom (11)
Number of buildings:	17
Structure type:	Wood Frame
Year constructed:	1991

Site Description

Robert Pitts Apartments are located on two blocks at Turk Street between Scott and Pierce. The buildings are two and three-story wood framed detached walk-up type, with a community building near Scott Street that has the manager's offices and public spaces. There is also a central courtyard with a play area and a small basketball court. There are six small asphalt-paved parking lots that provide parking for a total of 80 cars.

The landscaping consists of small planted areas scattered throughout the site. As there is no means for irrigation, some of the ground cover has eroded.

Building Envelope and Public Spaces Description

The buildings at Robert Pitts are wood framed, with a combination of wood lap siding and stucco exterior with flat roofs. The community building has a stucco exterior and a flat roof over the main portion of the building and a sloped roof with asphalt shingles over the entry.

Mechanical and Electrical Systems Description

Each dwelling unit is equipped with a water heater and gas-fired furnace, as well as an individual electrical panel with circuit breakers.

Unit Interiors

Interior finishes consists of gypsum wallboard walls and ceilings. Floor coverings are a combination of resilient tile and sheet vinyl flooring.

Apparent Safety Problems

The unit smoke detectors are old, missing or battery operated. Replace with hardwired smoke detectors. The smoke/fire detection system needs to be replaced.

Summary of Issues

The windows are in need of replacement. 20 percent of the wood siding needs to be replaced.

Handicap Accessibility

Currently there are 15 accessible units. There are 51 units that are adaptable. The common spaces are accessible after the 1991 new construction.

Site		Repair Cost	Comment
051 - ROBERT PITTS APTS			**1-43**
1020	LANDSCAPED AREAS	34,839	30% of the landscaping requires reseeding.
1061	PAVED WALKS/SURFACES - CONCRETE	10,059	10% of the concrete paved surfaces require patch work.
1090	PLAYGROUND EQUIPMENT	19,412	20% of the playground equipment needs to be repaired.
1100	STEPS / RAMPS	70,679	20% of the concrete steps/ramps requires patching.
1132	BASKETBALL BACKSTOP	860	The basketball backstop needs to be replaced due to wear and tear.
1183	FENCING - OTHER	8,748	The wrought iron fencing needs painting.
1191	LANDSCAPE RETAINING WALL - WOOD	12,800	50% of retaining walls require concrete to be patched.
1200	DRAINAGE - UNDERGROUND	32,042	The catch basins should be replaced due to severe problems per SFHA staff.
1290	SANITARY LINES	178,968	The sanitary lines should be replaced due to severe problems per SFHA staff.
2050	WOOD, VINYL, OR ALUM WALLS	53,838	20% of the wood siding needs to be painted due to chipping.
2150	SMALL WINDOWS (<15)	47,808	Approximately 5% of the small windows at building 5113 are broken and need to be replaced.
2170	METAL DOORS	6,237	the metal doors require new paint.
2210	BUILDING MOUNTED EXTERIOR SITE LIGHTS	438	15% of the building mounted lights need to be replaced.
3160	SMOKE / FIRE DETECTION SYSTEM	353,149	per Mechanical Solutions study dated 4/02.
4011	WALL SURFACE - GWB	101	The wall surface in the Community Center is peeling and shows signs of damaged. The wall needs to be repaired and repainted.
4016	WALL SURFACE - CERAMIC TILE/STONE	110	10% of ceramic tiles in the Community Center are broken.
4021	CEILING SURFACES - SUSPENDED TILE	213	20% of tiles in the Community Center have water stains.
4033	RESILIENT FLOORING	1,315	30% of resilient flooring in the Community Center has major scratches and glue coming through edges and needs to be replaced.
4034	CERAMIC TILE	100	10% of the ceramic flooring in the community center is broken or cracked and needs to be replaced.
4040	DOORS & FRAMES	33,774	Many doors have holes that need to be repaired.
4070	CASEWORK	5,028	The casework needs drawers and doors fixed. The countertops have burn damage and need to be repaired or replaced.
4190	WINDOW SHADE DEVICES	6,721	The window shades are old and torn in areas and need to be replaced.
4210	LIGHTING FIXTURES	17,395	The light fixtures are old and missing covers. They need to be replaced.
4241	RANGE/HOOD	28,500	The ranges and hoods are old and need to be replaced to meet current needs.
4310	SMOKE / FIRE DETECTORS	14,513	The smoke detectors are old. Some are not hard-wired into electrical system. Some bedrooms are missing alarms. The smoke detectors need to be replaced.
	ROBERT PITTS APTS Totals:	**937,649**	

3. HUD FORMS

Executive Summary Of Preliminary Estimated Costs

Physical and Management Needs
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name	Federal Fiscal Year
San Francisco Housing Authority	2002

Development Number/ Name		Total Preliminary Estimated Hard Cost	Per Unit Hard Cost	Long-Term Viability (Y/N)	Percentage of Vacant Units
Holly Courts	118	$3,789,000	$33,000	Y	0.9 %
Potrero Terrace	469	$30,851,000	$66,000	Redevelop	9.0 %
Sunnydale	767	$30,576,000	$40,000	Redevelop	6.1 %
Westside Courts	136	$2,500,000	$19,000	Redevelop	4.5 %
Westbrook Apartments	226	$12,772,000	$57,000	Redevelop	4.5 %
Potrero Annex	159	$10,141,000	$64,000	Redevelop	5.3 %
Ping Yuen	234	$7,288,000	$32,000	Y	1.7 %
Alemany	158	$954,000	$7,000	Y	3.8 %
Hunters Point A	213	$6,795,000	$32,000	Redevelop	6.6 %
Kennedy Towers	98	$2,126,000	$22,000	Y	2.1 %
Hunters View	275	$11,862,000	$44,000	Redevelop	8.1 %
Alice Griffith	256	$26,499,000	$104,000	Redevelop	8.4 %
Rosa Parks	198	$856,000	$5,000	Y	3.1 %
Ping Yuen North	194	$6,747,000	$35,000	Y	0.5 %

Total Preliminary Estimated Hard Cost for Physical Needs	$
Total Preliminary Estimated Cost for HA-Wide Management Needs	$
Total Preliminary Estimated Cost for HA-Wide Nondwelling Structures and Equipment	$
Total Preliminary Estimated Cost for HA-Wide Administration	$
Total Preliminary Estimated Cost for HA-Wide Other	$
Grand Total of HA Needs	$

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature	Date
	June 12, 2002

form HUD-52831 (10/96)
ref Handbook 7485.3

Executive Summary Of Preliminary Estimated Costs

Physical and Management Needs
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name	Federal Fiscal Year
San Francisco Housing Authority	2002

Development Number/ Name		Total Preliminary Estimated Hard Cost	Per Unit Hard Cost	Long-Term Viability (Y/N)	Percentage of Vacant Units
Hayes Valley 602-642 Velasco	18	$386,000	$22,000	Redevelop	0.0 %
Woodside Gardens	110	$1,561000	$15,000	Y	0.9 %
Mission Dolores	92	$115,000	$2,000	Y	1.1 %
990 Pacific Avenue	92	$2,286,000	$25,000	Y	0.0 %
1750 McAlister Street	97	$753,000	$8,000	Y	1.0 %
3850 18th Street	107	$2,473,000	$24,000	Y	3.8 %
320-330 Clementina Street	276	$754,000	$3,000	Y	1.8 %
1880 Pine Street	113	$2,654,000	$24,000	Y	0.9 %
350 Ellis Street	96	$475,000	$5,000	Y	6.3 %
666 Ellis Street	100	$1,524,000	$15,000	Y	1.0 %
345 Arguello Boulevard	69	$69,000	$1,000	Y	0.0 %
462 Duboce Street	42	$340,000	$9,000	Y	0.0 %
75-77 Coleridge	2	$49,000	$25,000	Y	0.0 %
101-103 Lundys Lane	2	$159,000	$80,000	Y	0.0 %

Total Preliminary Estimated Hard Cost for Physical Needs	$
Total Preliminary Estimated Cost for HA-Wide Management Needs	$
Total Preliminary Estimated Cost for HA-Wide Nondwelling Structures and Equipment	$
Total Preliminary Estimated Cost for HA-Wide Administration	$
Total Preliminary Estimated Cost for HA-Wide Other	$
Grand Total of HA Needs	$

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature	Date
	June 13, 2002

form **HUD-52831** (10/96)
ref Handbook 7485.3

Executive Summary Of Preliminary Estimated Costs

Physical and Management Needs
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name	Federal Fiscal Year
San Francisco Housing Authority	2002

Development Number/ Name		Total Preliminary Estimated Hard Cost	Per Unit Hard Cost	Long-Term Viability (Y/N)	Percentage of Vacant Units
25 Sanchez Street	90	$2,116,000	$24,000	Y	1.1 %
1760 Bush Street	108	$1,573,000	$15,000	Y	0.0 %
275 Thrift Street	1	$17,000	$17,000	Y	0.0 %
4101 Noriega Avenue	8	$389,000	$49,000	Y	0.0 %
363 Noe Street	22	$78,000	$4,000	Y	0.0 %
200 Randolph Street	16	$133,000	$9,000	y	18.7 %
Great Highway	16	$452,000	$29,000	Y	0.0 %
2698 California Street	40	$631,000	$16,000	Y	5.1 %
227 Bay Street	51	$267,000	$6,000	Y	4.1 %
491 31st Avenue	75	$493,000	$7,000	Y	2.7 %
939 Eddy Street	36	$2,116,000	$24,000	Y	2.9 %
430 Turk Street	89	$74,000	$9,000	Y	0.0 %
Joan San Jule Apartments	8	$46,000	$6,000	Y	0.0 %
Robert B. Pitts Plaza	203	$1,229,000	$7,000	Y	2.5 %

Total Preliminary Estimated Hard Cost for Physical Needs	$175,782,000
Total Preliminary Estimated Cost for HA-Wide Management Needs	$3,962,000 plus $2,981,000 in annual needs
Total Preliminary Estimated Cost for HA-Wide Nondwelling Structures and Equipment	$ Included in the overall SFHA physical needs
Total Preliminary Estimated Cost for HA-Wide Administration	$2,026,000 for annual capital admin. and A&E fees
Total Preliminary Estimated Cost for HA-Wide Other	$500,000 annually for ADA/504 and toxic materials
Grand Total of HA Needs	$179,744,000 plus $5,507,000 annually

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature	Date
	June 12, 2002

form HUD-52831 (10/96)
ref Handbook 7485.3

Management Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name
San Francisco Housing Authority

☒ Original
☐ Revision Number _____

General Description of Management Needs	Urgency of Need (1-5)	Preliminary Estimated HA-Wide Cost
Redevelopment planning and technical assistance	1	$2,147,000
Develop writen procedures for each department	1	$475,000
Conduct a maintenance workload analysis	1	$40,000
Develop a site-based budgeting and accounting system	2	$150,000
Staff training on site-based budgeting and accounting	2	$95,000
Create site-based management plans	2	$55,000
Conduct salary comparability analysis and revise job descriptions	2	$65,000
Develop resident orientation procedures, handouts and video	3	$175,000
Develop assest management approach to overseeing alternatively managed sites	2	$65,000
Develop end of development procedures for turning over to Housing	3	$45,000
Develop revised resident services performance measures	4	$100,000
Staff training on on-going development	4	$200,000
Install security improvements such as cameras, electronic doors, etc.	3	$240,000
Develop detailed Employee Handbook	2	$45,000
Refine central filing procedures and provide training	4	$65,000
Purchase computer software	2	$50,000/year
Preventative maintenance measures	2	$100,000/year
Total Preliminary Estimated HA-Wide Cost		$
Date Assessment Prepared		June 12, 2002

Source(s) of Information
Management Assessment completed by TAG Associates
SFHA identified management needs

Management Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name San Francisco Housing Authority	☒ Original ☐ Revision Number _____	
General Description of Management Needs	Urgency of Need (1-5)	Preliminary Estimated HA-Wide Cost
Provide Security Services for SFHA properties	2	$2,342,000/year
Provide translation services for SFHA residents and applicants	2	$10,000/year
Develop HOPE VI applications to redevlop distressed SFHA communities	2	$100,000/year
Provide legal support to SFHA	2	$379,000/year
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
Total Preliminary Estimated HA-Wide Cost		$3,962,000 + $2,981,000/year
Date Assessment Prepared		June 12, 2002

Source(s) of Information
Management Assessment completed by TAG Associates
SFHA identified management needs

form HUD-52833 (10/96)
ref Handbook 7485.3

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001001	Development Name: Holly Courts	DOFA Date Or 06/01/1940 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☒ Elderly ☐ Mixed ☐	Detached/Semi-Detached ☐ Row ☒ Walk-Up ☒ Elevator ☐	10 0 0 1 48 2 60 3 10 4 0 5 0 5+0	1 .09% Total Current Units: 118

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair paved walks, fencing, exterior lighting and play equipment	2
Repair sewer, plumbing, electrical and hot water systems	2
Replace windows	3
Modernize unit interiors	3
Upgrade site work and landscaping	3
Replace aging appliances	4
Upgrade unit entry doors	4
Replace flooring	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements		$3,789,000
Per Unit Hard Cost		$33,000
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared		June 12, 2002

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original ☐ Revision Number ____
San Francisco Housing Authority		
Development Number	**Development Name**	**DOFA Date Or Construction Date**
CA39P001002	Potrero Terrace	10/01/1941

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			38	42
Rental ☒	Family ☒	Detached/Semi-Detached ☐	0 0 1 27 2 387	9%
Turnkey III – Vacant ☐	Elderly ☐	Row ☒		
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☒	3 55 4 0 5 0	Total Current Units
Mutual Help ☐		Elevator ☐		469
Section 23, Bond Financed ☐			5+0	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair paved walks, fencing, exterior lighting and play equipment	2
Upgrade plumbing, electrical and boiler systems	2
Replace windows and security screens	3
Upgrade site work and landscaping	3
Modernize unit interiors	3
Upgrade building exteriors	3
Replace flooring	4
Replace aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$30,851,000	
Per Unit Hard Cost	$66,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name
San Francisco Housing Authority

☒ Original
☐ Revision Number _____

Development Number	Development Name	DOFA Date Or Construction Date
CA39P001003	Sunnydale	10/01/1941

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☒ Elderly ☐ Mixed ☐	Detached/Semi-Detached ☒ Row ☒ Walk-Up ☐ Elevator ☐	90 0 0 1 71 2 531 3 150 4 15 5 0 5+0	46 6.1% Total Current Units 767

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors and unit security window grilles	1
Repair paved walks, fencing, exterior lighting and play equipment	2
Upgrade sewer, plumbing, electrical and boiler systems	2
Correct roof drainage problems	2
Install ADA/504 modifications	2
Upgrade site work and landscaping	3
Modernize unit interiors	4
Replace flooring	4
Replace aging appliances	4
Replace windows	4
Upgrade building exteriors	4
Replace interior and exterior doors	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$30,576,000	
Per Unit Hard Cost	$40,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001008	Development Name: Westside Courts	DOFA Date Or 08/01/1943 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☐	6	6
Turnkey III – Vacant ☐	Elderly ☐	Row ☐	0 0 1 84 2 24	4.5%
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☒	3 20 4 8 5 0	Total Current Units
Mutual Help ☐		Elevator ☐	5+0	136
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Repair paved walks, exterior lighting and play equipment	2
Upgrade plumbing and electrical systems	2
Install ADA/504 modifications	2
Upgrade site work and landscaping	4
Upgrade building exteriors	4
Modernize unit interiors	4
Replace flooring	4
Replace windows	4
Replace interior and exterior doors	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$2,400,000	
Per Unit Hard Cost	$19,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001009	Development Name: Westbrook Apartments	DOFA Date Or 10/01/1956 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☐	37	10
Turnkey III – Vacant ☐	Elderly ☐	Row ☒	0 0 1 4 2 60	4.5%
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 116 4 46 5 0	Total Current Units
Mutual Help ☐		Elevator ☐		226
Section 23, Bond Financed ☐			5+0	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Repair paved walks, fencing and exterior lighting	2
Upgrade sewer, plumbing and electrical systems	2
Upgrade building exteriors including roof drainage, deck repairs and waterproofing	2
Upgrade site work and landscaping	4
Replace windows	4
Modernize unit interiors	4
Replace flooring	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$12,772,000	
Per Unit Hard Cost	$57,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001010	Potrero Annex	Or 12/01/1954 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☒ Elderly ☐ Mixed ☐	Detached/Semi-Detached ☐ Row ☒ Walk-Up ☐ Elevator ☐	22 0 0 1 34 2 47 3 55 4 23 5 0 5+0	7 5.3% Total Current Units 159

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors and security window grilles	1
Repair paved walks, fencing and exterior lighting	2
Upgrade sewer, plumbing, hot water and electrical systems	2
Upgrade building exteriors including roof drainage, balcony and stair repairs	2
Upgrade site work and landscaping	3
Replace windows	4
Modernize unit interiors	4
Replace flooring	4
Replace interior and exterior doors	4
Replace aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$10,141,000	
Per Unit Hard Cost	$64,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001015	Ping Yuen	Or 12/31/1954 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			4	7
Rental ☒	Family ☒	Detached/Semi-Detached ☐	0 0 1 46 2 92	5.3 %
Turnkey III – Vacant ☐	Elderly ☐	Row ☐	3 75 4 21 5 0	Total Current Units
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	5+0	234
Mutual Help ☐		Elevator ☒		
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fire alarm system	1
Repair paved walks, play equipment and exterior lighting	2
Upgrade plumbing system	2
Replace windows	3
Upgrade intercom system	3
Upgrade site work and landscaping	4
Modernize unit interiors	4
Replace flooring	4
Replace interior doors	4
Repair garbage chutes	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$7,288,000	
Per Unit Hard Cost	$32,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001016	Development Name: Alemany	DOFA Date Or 10/01/1955 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			4	6
Rental ☒	Family ☒	Detached/Semi-Detached ☐	0 0 1 14 2 96	3.8 %
Turnkey III – Vacant ☐	Elderly ☐	Row ☒	3 48 4 0 5 0	Total Current Units
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	5+0	158
Mutual Help ☐		Elevator ☐		
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors and security window grilles	1
Repair paved walks and fencing	2
Repair building exteriors	3
Repair windows	3
Upgrade plumbing fixtures	3
Upgrade site work and landscaping	4
Repair unit interiors	4
Repair flooring	4
Repair interior doors	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$754,000	
Per Unit Hard Cost	$7,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001017A	Hunter Point A	Or 09/01/1953 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☐	27	14
Turnkey III – Vacant ☐	Elderly ☐	Row ☒	0 0 1 17 2 122	6.6 %
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☒	3 35 4 29 5 9	Total Current Units
Mutual Help ☐		Elevator ☐	5+1	213
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fire escapes	1
Repair paved walks, exterior lighting and fencing	2
Upgrade sewer, plumbing and electrical systems	3
Repair windows	3
Repair building exteriors and roof drainage	3
Upgrade site work and landscaping	3
Repair flooring	4
Upgrade unit interiors	4
Replace aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$6,795,000	
Per Unit Hard Cost	$32,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

form HUD-52832 (10/96)
ref Handbook 7485.3

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P00101801	Kennedy Towers	Or 05/13/1966 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	2
Rental ☒	Family ☐	Detached/Semi-Detached ☐	0 76 1 21 2 1	
Turnkey III – Vacant ☐	Elderly ☒	Row ☐		2.1
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 ____ 4 ____ 5 ____	%
Mutual Help ☐		Elevator ☒		Total Current Units
Section 23, Bond Financed ☐			5+____	98

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade intercom system	2
Upgrade boiler system	3
Replace windows	3
Ventilation system will soon need attention	3
Repair building exteriors including door frames	4
Upgrade site work and landscaping	4
Repair flooring	4
Upgrade unit interiors including plumbing fixtures	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$2,216,000	
Per Unit Hard Cost	$22,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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SFHA Vacant Unit Summary for Period Ending May 31, 2002

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P00101803	Hunter View	Or 03/12/1957 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☐	51	21
Turnkey III – Vacant ☐	Elderly ☐	Row ☒	0 0 1 4 2 83	8.1%
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☒	3 112 4 68 5 8	Total Current Units
Mutual Help ☐		Elevator ☐	5+_____	275
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Repair paved walks, play equipment, exterior lighting and fencing	2
Upgrade sewer, plumbing and electrical systems	3
Replace windows	3
Repair building exteriors and roof drainage	3
Upgrade site work and landscaping	3
Replace exterior and interior doors	4
Upgrade unit interiors including plumbing fixtures and hot water heaters	4
Replace aging appliances	4
Repair flooring	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$11,836,000	
Per Unit Hard Cost	$44,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
Capital Fund Data Verification Development Report
SFHA Vacant Unit Summary for Period Ending May 31, 2002

form HUD-52832 (10/96)
ref Handbook 7485.3

Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P00101804	Development Name: Alice Griffith	DOFA Date Or 09/10/1963 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☒ Elderly ☐ Mixed ☐	Detached/Semi-Detached ☐ Row ☒ Walk-Up ☐ Elevator ☐	33 0 0 1 8 2 130 3 24 4 789 5 16 5+_____	21 8.4 % Total Current Units 213

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair security window grilles	1
Repair paved walks, play equipment, exterior lighting and fencing	2
Upgrade boiler, plumbing, electrical and heating systems including asbestos pipe insulation	3
Replace windows	3
Repair building exteriors	3
Upgrade site work and landscaping	3
Replace exterior and interior doors	4
Upgrade unit interiors	4
Replace aging appliances	4
Repair flooring	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$26,499,000	
Per Unit Hard Cost	$104,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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Physical Needs Assessment
Comprehensive Grant Program (CGP)

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OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original ☐ Revision Number ____
San Francisco Housing Authority		
Development Number	**Development Name**	**DOFA Date Or Construction Date**
CA39P00101805	Rosa Parks	08/12/1962

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☐ Elderly ☒ Mixed ☐	Detached/Semi-Detached ☐ Row ☐ Walk-Up ☐ Elevator ☒	1 0 76 1 21 2 1 3 ____ 4 ____ 5 ____ 5+____	6 3.1% Total Current Units 196

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Upgrade intercom system	2
Repair paving	2
Repair building exteriors including roofing and wall resurfacing	3
Ventilation system will soon need attention	3
Elevators will soon need attention	3
Upgrade unit interiors including plumbing fixtures	4
Upgrade site work, landscaping and site drainage	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$856,000	
Per Unit Hard Cost	$4,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
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OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name
San Francisco Housing Authority

☒ Original
☐ Revision Number _____

Development Number	Development Name	DOFA Date
CA39P00101806	Ping Yuen North	Or 10/12/1961 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☐	1	1
Turnkey III – Vacant ☐	Elderly ☐	Row ☐	0 44 1 31 2 99	.5
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 20 4 0 5 0	Total Current Units
Mutual Help ☐		Elevator ☒	5+0	194
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Install ADA/504 modifications	2
Upgrade boiler system	3
Replace windows	3
Upgrade elevators	3
Replace exterior door hardware	4
Replace aging appliances	4
Replace flooring	4
Repair garbage chutes	4
	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements		$6,747,000
Per Unit Hard Cost		$35,000
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared		June 12, 2002

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P00101807	Hayes Valley / 602-642 Velasco	Or 08/10/1963 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	2	0
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	0 5 1 8 2 5	0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☒	3 0 4 0 5 0	Total Current Units
Mutual Help ☐		Elevator ☐	5+0	18
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fire alarm system	1
Repair exterior lighting	2
Repair building exteriors including decks and railing	2
Upgrade boiler and plumbing systems including asbestos pipe insulation	3
Upgrade unit interiors	4
Repair garbage chutes	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$386,000	
Per Unit Hard Cost	$22,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☐	NO ☒
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P00101810	Development Name: Woodside Gardens	DOFA Date Or 02/12/1968 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	1	1
Tumkey III – Vacant ☐	Elderly ☒	Row ☐	0 87 1 22 2 1	0.9
Tumkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 ____ 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☒	5+____	110
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fire alarm system	1
Upgrade intercom system	2
Repair paving	2
Upgrade boiler system	3
Ventilation system will soon need attention	3
Upgrade unit interiors including flooring and closet doors	4
Upgrade site work, landscaping and site furniture	4
Upgrade exterior metal doors	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$1,561,000	
Per Unit Hard Cost	$15,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name
San Francisco Housing Authority

☒ Original
☐ Revision Number _____

Development Number	Development Name	DOFA Date Or Construction Date
CA39P00101813	Mission Dolores	10/12/1966

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☐ Elderly ☒ Mixed ☐	Detached/Semi-Detached ☐ Row ☐ Walk-Up ☐ Elevator ☒	1 0 68 1 23 2 1 3 ____ 4 ____ 5 ____ 5+____	1 1.1 Total Current Units 92

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade intercom system	2
Repair paving	2
Ventilation system will soon need attention	3
Repair boiler and heating systems	3
Upgrade unit interiors including flooring and bathrooms	4
Upgrade site work and landscaping	4
Upgrade aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$115,000	
Per Unit Hard Cost	$2,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 12, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P00101901	990 Pacific Avenue	Or 12/12/1969 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	0
Rental ☒	Family ☐	Detached/Semi-Detached ☐	0 74 1 18 2 ____	
Turnkey III – Vacant ☐	Elderly ☒	Row ☐		0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 ____ 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☒		92
Section 23, Bond Financed ☐			5+____	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade intercom system	2
Upgrade boiler system	3
Ventilation system will soon need attention	3
Address asbestos pipe insulation	3
Upgrade unit interiors including flooring and interior doors	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$2,286,000	
Per Unit Hard Cost	$25,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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(exp. 3/31/2002)

HA Name
San Francisco Housing Authority

☒ Original
☐ Revision Number _____

Development Number
CA39P00101902

Development Name
1750 McAllister Street

DOFA Date
Or 09/30/1974
Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☐ Elderly ☒ Mixed ☐	Detached/Semi-Detached ☐ Row ☐ Walk-Up ☐ Elevator ☒	1 0 75 1 21 2 1 3 ____ 4 ____ 5 ____ 5+____	1 1.0 Total Current Units 97

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair exterior lighting	2
Upgrade intercom system	2
Repair emergency generator system	2
Elevators will soon need attention	3
Ventilation system will soon need attention	3
Upgrade plumbing and heatings systems	3
Upgrade unit and building interiors including flooring and interior doors	4
Upgrade site work and landscaping	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$753,000	
Per Unit Hard Cost	$8,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001020	3850 18th Street/255 Dorland Street	Or 09/30/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	4
Rental ☒	Family ☐	Detached/Semi-Detached ☐	0 88 1 19 2 _____	
Turnkey III – Vacant ☐	Elderly ☒	Row ☐		3.8 %
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 _____ 4 _____ 5 _____	Total Current Units
Mutual Help ☐		Elevator ☒		107
Section 23, Bond Financed ☐			5+_____	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Upgrade intercom system	2
Upgrade boiler system	3
Ventilation system will soon need attention	3
Upgrade plumbing fixtures	3
Upgrade flooring	3
Upgrade exterior metal doors	4
Upgrade site work and landscaping	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$2,473,000	
Per Unit Hard Cost	$24,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001021	Clementina Towers	Or 09/30/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	2	5
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	0 226 1 50 2 _____	1.8
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 _____ 4 _____ 5 _____	Total Current Units
Mutual Help ☐		Elevator ☒	5+_____	276
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fencing, gates and paving	2
Upgrade intercom system	2
Upgrade elevator systems	2
Ventilation system will soon need attention	3
Repair electrical system	3
Address asbestos pipe insulation	4
Upgrade site work and landscaping	4
Upgrade unit Interiors	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$754,000	
Per Unit Hard Cost	$3,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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U.S. Department of Housing and Urban Development
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001031	1880 Pine Street	Or 12/31/1972 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	1
Rental ☒	Family ☐	Detached/Semi-Detached ☐	0 98 1 14 2 1	
Turnkey III – Vacant ☐	Elderly ☒	Row ☐		0.9
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 ____ 4 ____ 5 ____	%
Mutual Help ☐		Elevator ☒		Total Current Units
Section 23, Bond Financed ☐			5+____	113

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair paving	2
Upgrade boiler systems	2
Intercom system will soon need attention	2
Ventilation system	3
Repair windows	3
Upgrade unit and building interiors including kitchens, flooring, plumbing fixtures and doors	4
Upgrade site work and landscaping	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$2,654,000	
Per Unit Hard Cost	$24,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001027	Development Name: 350 Ellis Street	DOFA Date Or 03/31/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☐ Elderly ☒ Mixed ☐	Detached/Semi-Detached ☐ Row ☐ Walk-Up ☐ Elevator ☒	1 0 72 1 24 2 _____ 3 _____ 4 _____ 5 _____ 5+_____	6 6.3 Total Current Units 96

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fire alarm system and smoke detectors	1
Repair exterior lighting	2
Upgrade elevator systems	2
Upgrade intercom system	2
Repair ventilation system	3
Repair and resurface building exteriors and metal doors	3
Upgrade unit interiors including flooring and plumbing fixtures	4
Upgrade site work, landscaping and site drainage	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$475,000	
Per Unit Hard Cost	$5,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001028	Development Name: 666 Ellis Street	DOFA Date Or 03/31/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☐ Elderly ☒ Mixed ☐	Detached/Semi-Detached ☐ Row ☐ Walk-Up ☐ Elevator ☒	1 0 77 1 23 2 ____ 3 ____ 4 ____ 5 ____ 5+____	1 1.0 Total Current Units 100

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair ventilation system	2
Replace windows	3
Upgrade trash system	3
Upgrade flooring	4
Upgrade site furniture	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$1,524,000	
Per Unit Hard Cost	$16,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original ☐ Revision Number ____
San Francisco Housing Authority		
Development Number	**Development Name**	**DOFA Date** Or 09/30/1973 Construction Date
CA39P001029	345 Arguello Boulevard	

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	0
Rental ☒	Family ☐	Detached/Semi-Detached ☐	0 59 1 9 2 1	0
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	3 ____ 4 ____ 5 ____	Total Current Units
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	5+____	69
Mutual Help ☐		Elevator ☒		
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Replace carpeting	3
Ventilation system will soon need attention	3
Interior unit and building upgrades including flooring and bathrooms	4
Upgrade aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$69,000	
Per Unit Hard Cost	$1,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001030	Development Name: 462 Duboce Street	DOFA Date Or 09/30/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	1	0
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	0 34 1 8 2 _____	0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 _____ 4 _____ 5 _____	Total Current Units
Mutual Help ☐		Elevator ☒	5+_____	42
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade boiler and heating systems	3
Repair interior stairs	3
Upgrade unit Interiors including flooring and doors	4
Upgrade aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$340,000	
Per Unit Hard Cost	$9,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001030	Development Name: 75-77 Coleridge	DOFA Date Or 09/30/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☒	1	0
Turnkey III – Vacant ☐	Elderly ☐	Row ☐	0 ____ 1 ____ 2 ____	0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 ____ 4 2 5 ____	%
Mutual Help ☐		Elevator ☐	5+____	Total Current Units
Section 23, Bond Financed ☐				2

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair structural damage	2
Repair building exteriors	3
Upgrade unit interiors including stairs and doors	3

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$49,000	
Per Unit Hard Cost	$25,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001030	101-103 Lundy's Lane	Or 09/30/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	0
Rental ☒	Family ☒	Detached/Semi-Detached ☒	0 ____ 1 ____ 2 ____	0
Turnkey III – Vacant ☐	Elderly ☐	Row ☐		
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 2 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☐		
Section 23, Bond Financed ☐			5+____	2

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Repair structural damage to interior stairs	2
Repair structurally unsound retaining walls	2
Repair building exteriors including roof drainage, exterior walls, windows and decks	3
Upgrade unit interiors including doors, flooring and plumbing fixtures	3
Upgrade site including fencing and paved areas	3

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$159,000	
Per Unit Hard Cost	$80,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 3/31/2002)

HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001031	Development Name: 25 Sanchez Street	DOFA Date Or 09/30/1972 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	1	1
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	0 75 1 14 2 1	1.1
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 _____ 4 _____ 5 _____	Total Current Units
Mutual Help ☐		Elevator ☒	5+_____	90
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair roofing over community room	2
Upgrade elevator systems	2
Upgrade Intercom system	2
Ventilation system will soon need attention	3
Upgrade boiler system	3
Repair garbage chutes	3
Upgrade unit and building interiors including kitchens, carpeting and closet doors	4
Upgrade aging appliances	4
Upgrade site work and landscaping	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$2,116,000	
Per Unit Hard Cost	$24,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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Physical Needs Assessment
Comprehensive Grant Program (CGP)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001032	Development Name: 1760 Bush Street	DOFA Date Or 09/30/1972 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	1	0
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	0 83 1 24 2 1	0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 ____ 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☒	5+____	108
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade Intercom system	2
Upgrade elevator systems	2
Upgrade ventilation system	2
Repair heating system	3
Upgrade unit and building interiors including kitchens, baths, flooring, plumbing fixtures and doors	3
Repair garbage chutes	3
Upgrade aging appliances	4
Upgrade site work	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$1,573,000	
Per Unit Hard Cost	$15,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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Comprehensive Grant Program (CGP)

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OMB Approval No. 2577-0157
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HA Name		☒ Original ☐ Revision Number ____
San Francisco Housing Authority		
Development Number	**Development Name**	**DOFA Date**
CA39P001033	275 Thrift Street	Or 03/31/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☒	1	0
Turnkey III – Vacant ☐	Elderly ☐	Row ☐	0 ____ 1 ____ 2 ____	0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 1 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☐	5+____	1
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair roof drainage	3
Upgrade site including fencing and landscaping	3
Repair wood floors	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$17,000	
Per Unit Hard Cost	$17,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
SFHA Mainterance reports and records
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OMB Approval No. 2577-0157
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HA Name
San Francisco Housing Authority

☒ Original
☐ Revision Number _____

Development Number
CA39P001034

Development Name
4101 Noriega Avenue

DOFA Date
Or 12/31/1971
Construction Date

Development Type		Occupancy Type		Structure Type		Number of Buildings	Number of Vacant Units
Rental	☒	Family	☒	Detached/Semi-Detached	☐	1	0
Turnkey III – Vacant	☐	Elderly	☐	Row	☐	0 ____ 1 ____ 2 3	0
Turnkey III – Occupied	☐	Mixed	☐	Walk-Up	☒	3 3 4 2 5 ____	Total Current Units
Mutual Help	☐			Elevator	☐	5+____	8
Section 23, Bond Financed	☐						

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair roof drainage	3
Upgrade intercom system	3
Repair building exteriors including resurfacing and mailboxes,	3
Repair gas, heat and electrical systems	3
Replace windows	4
Upgrade aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$389,000	
Per Unit Hard Cost	$49,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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Office of Public and Indian Housing

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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001034	Development Name: 363 Noe Street	DOFA Date Or 12/31/1971 Construction Date

Development Type		Occupancy Type		Structure Type		Number of Buildings	Number of Vacant Units
Rental	☒	Family	☐	Detached/Semi-Detached	☐	1	1
Turnkey III – Vacant	☐	Elderly	☒	Row	☐	0 19 1 3 2 ____	4.8 %
Turnkey III – Occupied	☐	Mixed	☐	Walk-Up	☐	3 ____ 4 ____ 5 ____	Total Current Units
Mutual Help	☐			Elevator	☒	5+____	22
Section 23, Bond Financed	☐						

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair windows	4
Upgrade unit and building interiors including kitchens, flooring, closet doors, heating and plumbing fixtures	4
Upgrade aging appliances	4
Upgrade paving and landscaping	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$78,000	
Per Unit Hard Cost	$4,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number	**Development Name**	**DOFA Date**
CA39P001034	200 Randolph	Or 12/31/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	3
Rental ☒	Family ☒	Detached/Semi-Detached ☐	0 ____ 1 ____ 2 8	18.7 %
Turnkey III – Vacant ☐	Elderly ☐	Row ☐	3 6 4 2 5 ____	Total Current Units
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☒	5+ ____	16
Mutual Help ☐		Elevator ☐		
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fencing and exterior lighting	2
Upgrade intercom system	2
Repair roofing and roof drainage system	3
Repair building exteriors including exterior stairs	3
Upgrade unit interiors including flooring and light fixtures	4
Upgrade aging appliances	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$133,000	
Per Unit Hard Cost	$9,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001035	Development Name: Great Highway	DOFA Date Or 3/31/1972 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☐	2	0
Turnkey III – Vacant ☐	Elderly ☐	Row ☒	0 ____ 1 ____ 2 6	0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 10 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☐	5+____	16
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Repair building exteriors including resurfacing	3
Repair heating system	3
Upgrade flooring	4
Resurface wood fencing	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$452,000	
Per Unit Hard Cost	$29,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001035	Development Name: 2698 California Street	DOFA Date Or 09/30/1972 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☐ Elderly ☒ Mixed ☐	Detached/Semi-Detached ☐ Row ☐ Walk-Up ☐ Elevator ☒	1 0 31 1 8 2 1 3 _____ 4 _____ 5 _____ 5+_____	2 5.1 Total Current Units 40

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade intercom system	2
Upgrade ventilation system	2
Upgrade unit interiors including kitchens, baths, doors and plumbing fixtures	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$631,000	
Per Unit Hard Cost	$16,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original ☐ Revision Number _____
San Francisco Housing Authority		
Development Number	**Development Name**	**DOFA Date**
CA39P001036	227 Bay Street	Or 03/31/1971 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	1	2
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	0 49 1 2 2 ____	4.1%
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 ____ 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☒	5+____	51
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade elevator systems	2
Upgrade intercom system	2
Ventilation system will soon need attention	3
Upgrade unit and building interiors including kitchens, carpeting and plumbing and light fixtures	4
Upgrade wood doors from garage	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$267,000	
Per Unit Hard Cost	$6,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001037	Development Name: 491 31st Avenue	DOFA Date Or 12/31/1973 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☐	Detached/Semi-Detached ☐	1	2
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	0 66 1 9 2 _____	2.7
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	3 _____ 4 _____ 5 _____	Total Current Units
Mutual Help ☐		Elevator ☒	5+_____	75
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair fencing	2
Upgrade intercom system	2
Ventilation system will soon need attention	2
Upgrade building exteriors including metal doors	3
Upgrade unit and building interiors including kitchens, baths, plumbing fixtures, carpeting and doors	3
Repair sewer lines	3
Repair mailboxes	4
Upgrade aging appliances	4
Upgrade site work, site furniture and landscaping	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements		$493,000
Per Unit Hard Cost		$7,000
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared		June 13, 2002

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original ☐ Revision Number ____
San Francisco Housing Authority		
Development Number	**Development Name**	**DOFA Date**
CA39P001039	939 Eddy Street	Or 09/09/1981 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
			1	1
Rental ☒	Family ☐	Detached/Semi-Detached ☐	0 36 1 ____ 2 ____	2.9
Turnkey III – Vacant ☐	Elderly ☒	Row ☐	3 ____ 4 ____ 5 ____	Total Current Units
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☐	5+____	36
Mutual Help ☐		Elevator ☒		
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair roofing and roof drainage system	2
Upgrade boiler system	2
Upgrade intercom system	2
Upgrade building exteriors including stairs repairs, wall repairs, resurfacing and asbestos abatement	3
Upgrade heating system	3
Upgrade unit and building interiors including kitchens, flooring, carpeting and closet doors	4
Replace windows	5
Upgrade site work, fencing and landscaping	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$2,116,000	
Per Unit Hard Cost	$24,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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HA Name		☒ Original
San Francisco Housing Authority		☐ Revision Number _____
Development Number: CA39P001041	Development Name: 430 Turk Street	DOFA Date Or 09/30/1987 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
☒ Rental	☐ Family	☐ Detached/Semi-Detached	1	0
☐ Turnkey III – Vacant	☒ Elderly	☐ Row	0 72 1 16 2 1	0
☐ Turnkey III – Occupied	☐ Mixed	☐ Walk-Up	3 ____ 4 ____ 5 ____	Total Current Units
☐ Mutual Help		☒ Elevator	5+____	89
☐ Section 23, Bond Financed				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Upgrade fire alarm system	1
Upgrade elevator systems	2
Upgrade Intercom system	2
Upgrade boiler system	3
Ventilation system will soon need attention	3
Upgrade unit and building interiors including flooring and plumbing fixtures	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$74,000	
Per Unit Hard Cost	$9,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
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HA Name		☒ Original ☐ Revision Number _____
San Francisco Housing Authority		
Development Number: CA39P001042	Development Name: Joan San Jule Apartments	DOFA Date Or 01/31/1990 Construction Date

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒	Family ☒	Detached/Semi-Detached ☐	1	0
Turnkey III – Vacant ☐	Elderly ☐	Row ☐	0 ____ 1 ____ 2 ____	0
Turnkey III – Occupied ☐	Mixed ☐	Walk-Up ☒	3 8 4 ____ 5 ____	Total Current Units
Mutual Help ☐		Elevator ☐	5+____	8
Section 23, Bond Financed ☐				

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair exterior lighting	2
Repair building exteriors including resurfacing	3
Upgrade landscaping and fencing	4

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$46,000	
Per Unit Hard Cost	$6,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
Site, Building and Unit Inspections conducted by DLR Group
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Office of Public and Indian Housing

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HA Name		☒ Original ☐ Revision Number ____
San Francisco Housing Authority		
Development Number	**Development Name**	**DOFA Date** Or 12/31/1991 Construction Date
CA39P001043	Robert B. Pitts Plaza	

Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units
Rental ☒ Turnkey III – Vacant ☐ Turnkey III – Occupied ☐ Mutual Help ☐ Section 23, Bond Financed ☐	Family ☒ Elderly ☐ Mixed ☐	Detached/Semi-Detached ☐ Row ☐ Walk-Up ☒ Elevator ☐	37 0 0 1 ____ 2 78 3 114 4 11 5 0 5+0	5 2.5% Total Current Units 203

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Repair smoke detectors	1
Upgrade fire alarm system	1
Repair paved walks, exterior lighting and play equipment	2
Repair and resurface doors and building exteriors	3
Repair sewers and site drainage systems	3
Upgrade community center	4
Upgrade site work, fencing and landscaping	4
Repair unit interiors including doors, kitchens, interior stairs and light fixtures	4
Replace small windows	4
Upgrade aging appliances	5

Total Preliminary Estimated Hard Cost for Needed Physical Improvements	$1,229,000	
Per Unit Hard Cost	$7,000	
Physical Improvements Will Result in Structural/System Soundness at a Reasonable Cost	YES ☒	NO ☐
Development Has Long-Term Physical and Social Viability	YES ☒	NO ☐
Date Assessment Prepared	June 13, 2002	

Source(s) of Information
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